

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 03, 2025 09:40 AM Fee: \$33.00

2025074104

Electronically Recorded

The Waterfall on Lake Travis Condominium Association, Inc.
Management Certificate

This Property Owners' Association Management Certificate is being recorded by The Waterfall on Lake Travis Condominium Association, Inc. (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

Name of the Subdivision: Waterfall on Lake Travis

Name of the Association: The Waterfall on Lake Travis Condominium Association, Inc.

Subdivision Location: 5921 Hilina Road, Austin, Texas 78734

Recording Data for the Subdivision: Recorded in Document No. 200700202 in the Real Property Records of Travis County, Texas.

Recording Data for the Declaration is: Recorded in Document No. 2015073948 in the Real Property Records of Travis County, Texas.

Other Information the Association Considers Appropriate:

Amendments 1 through 6 are recorded in Document No. 2016171889, 2016179311, 2017026878, 2018071855, 2019117334, and 2023084981, respectively, in the Real Property Records of Travis County, Texas.

Name and Mailing Address of the Association:

The Waterfall on Lake Travis Condominium Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative:

The Waterfall on Lake Travis Condominium Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442
CareTeam@RowCal.com
512-580-4212

Website Address of the Association:

<https://www.rowcal.com>

Property Transfer Fee(s) Charged by the Association:

Resale Certificate: \$375

Upgraded Resale Certificate: \$450

Advanced Dues: Current monthly assessment rate 2x

Reserve Contribution: Current monthly assessment rate 2x

Working Capital Contribution: Current monthly assessment rate 2x

Resale Certificate UPDATE (1-180 days): \$75

Transfer Fees: \$275

HomeWise Convenience Fee: \$9.95

HomeWise Process Fees: \$20-50

Resale Certificate RUSH: \$75-125

Other Information

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

ACKNOWLEDGEMENT

State of Texas

County of Travis

Signed this the 19 day of June, 2025.

The Waterfall on Lake Travis Condominium Association, Inc.
(A TEXAS NON-PROFIT CORPORATION)

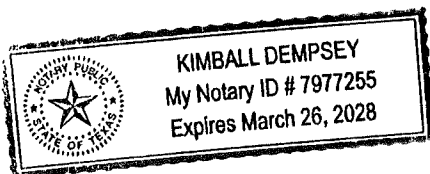
RowCal Management, LLC

Name of Association or Person Managing Association

By: Sawyer StubbsSawyer Stubbs - Managing Agent

Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 19th day of June, 2025.
Acknowledged this instrument was signed for the purposes and intent herein expressed.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Kimball Dempsey

My Commission Expires

3/22/28

After recording, return to the managing agent, RowCal Management:

The Waterfall on Lake Travis Condominium Association, Inc.

c/o RowCal Management – Attn: Community Manager

PO Box 421150

Minneapolis, MN 55442