

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Sep 10, 2021 02:49 PM Fee: \$42.00

2021202937

Electronically Recorded

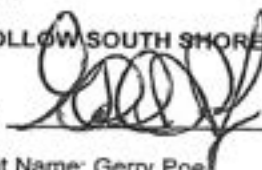
MANAGEMENT CERTIFICATE FOR
ROUGH HOLLOW SOUTH SHORE II MASTER COMMUNITY, INC.
TRAVIS COUNTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

1. **Name of Subdivision:** Highlands at Rough Hollow
2. **Name of Association:** Rough Hollow South Shore II Master Community, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Rough Hollow South Shore II Master Community, Inc., 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735.
6. **The Association's designated representative is:** FirstService Residential Austin, LLC, 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735; 512-266-6771 Office;
Email: Austin@fsresidential.com
Community Website: <https://RoughHollowII.connectresident.com>
7. **Transfer Fee:** There is a transfer fee in the amount of \$350.00 and a working cap fee of \$200 and a resale disclosure package fee in the amount of \$375.00 collected at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Rough Hollow South Shore II Master Community, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

ROUGH HOLLOW SOUTH SHORE II MASTER COMMUNITY, INC.

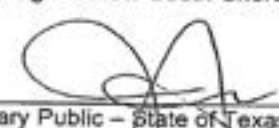
By: 

Print Name: Gerry Poe

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF TRAVIS §

20. 21 This instrument was acknowledged and signed before me on this the 1 day of September by Gerry Poe, the Managing Agent of the Rough Hollow South Shore II Master Community, Inc. on behalf of the Association.


Notary Public - State of Texas

After Recording Return To:
FirstService Residential Austin, LLC
5316 W US HWY 290 Service Road, Ste 100
Austin, TX 78735

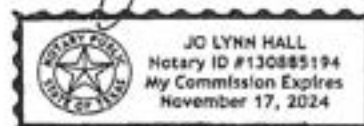


EXHIBIT "A"

Rough Hollow South Shore II Master Community, Inc., a subdivision located in Travis County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Rough Hollow South Shore II Master Community, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Travis County, Texas as follows:

Recording Date	Filed Document	Recording Information
02/09/2021	Special Warranty Deed	2021029192
04/23/2021	Ash Creek DAD	2021090476
04/30/2010	Bylaws	2010060800
06/01/2009	Certificate of Formation	2009056508
12/30/2011	Community Manual	2011191928
07/23/2009	Fourth Amendment to Master DCCR	2005181058
07/09/2021	Special Warranty Deed	2021129358
06/23/2020	Reuse Water Agreement	2020104623
03/25/2010	First Amendment to Master Covenant	2010041140
12/13/2011	Second Amendment to Master Covenant	2011181824
04/09/2009	Master Covenant	2009056508
12/03/2020	Omnibus Amendment to Design Guidelines	2020234600
07/08/2009	Development Area Declaration Phase 1, Sections 1 and 2	2009114256
07/23/2009	Section 1 Variance	2009114255
07/08/2009	Notice of Applicability	2009114255
10/18/2010	Amended and Restated Design Guidelines	2009056508
06/06/2012	Amended and Restated Variance	2012090074
06/29/2009	Section 2 Variance	2007171905
06/06/2012	Amended and Restated Variance Phase 1, Section 2	2012090074
04/01/2010	Design Guideline Variance Phase 1, Section 2	2010044996
08/08/2011	Development Area Declaration Phase 1, Section 3	2011114532
07/08/2009	Notice of Applicability of Master Covenant	2009114255
05/01/2012	Design Guideline Variance Phase 1, Section 3	2012068263
08/08/2011	Design Guidelines Phase 1, Section 3	2011114534
08/08/2011	Development Area Declaration Phase 1, Section 3	2011114532
08/25/2017	Phase 3 Landscape Agreement	2017137552
08/08/2011	Notice of Applicability of Master Covenant Phase 1, Section 3	2011114429
08/02/2011	Design Guidelines Phase 1, Section 4	2011112123
08/02/2011	Development Area Declaration Phase 1, Section 4	2011111346
08/01/2011	Notice of Applicability of Master Covenant Phase 1, Section 4	2011110903
02/20/2013	Design Guidelines Phase 1, Section 5	2013030900
12/20/2012	Development Area Declaration Phase 1, Section 5	2012215304
02/21/2013	Design Guidelines Lender Consent Phase 1, Section 5	2013031601
12/20/2012	Notice of Applicability of Master Covenant Phase 1, Section 5	2012215102
07/17/2020	Special Warranty Deed Phase 1, Section 5	2020100530
02/21/2013	Design Guideline Lender Consent Phase 1, Section 6	2013031602
02/20/2013	Design Guidelines Phase 1, Section 6	2013030902

02/20/2013	Development Area Declaration Phase 1, Section 6	2013031190
05/16/2014	Variance Phase 1, Section 6	2014071108
02/20/2013	Notice of Applicability of Master Covenant Phase 1, Section 6	2013030901
02/21/2013	Design Guidelines Lender Consent Phase 1, Section 7	2013031603
02/20/2013	Design Guidelines Phase 1, Section 7	2013030904
02/20/2013	Development Area Declaration Phase 1, Sections 7A & 7B	2013031191
02/20/2013	Notice of Applicability of Master Covenant Phase 1, Sections 7A & 7B	2013030903
04/20/2021	Variance Phase 1, Section 7A	2021087422
09/25/2017	Amendment to Design Guidelines Phase 1, Section 8A, 8B, 8C, 8D	2017153514
05/11/2015	Development Area Declaration Phase 1, Section 8	2015072641
05/11/2015	Notice of Applicable Development of Master Covenant Phase 1, Section 8A	2015072640
01/04/2018	Notice to Owners Phase 1, Section 8	2018002078
01/04/2018	Variance for Landscaping Phase 1, Section 8A	2018001944
05/11/2015	Design Guidelines Phase 1, Section 8A	2015072642
02/09/2021	Amended and Restated Access Landscape Agreement Phase 1, Section 8A	2021029193
11/03/2017	Declaration of Driveway and Maintenance Easement	2017176675
08/01/2018	Access Easement Phase 1, Section 8C	2018122237
08/01/2018	Landscape and Maintenance Easement	2018122239
08/01/2018	Landscape and Maintenance Easement Phase 1, Section 8C	2018122238
06/16/2014	Design Guidelines Phase 2, Sections 1A and 1B	2014086918
06/13/2014	Notice of Applicability Phase 2, Sections 1A & 1B	2014086844
06/16/2014	Development Area Declaration Phase 2, Sections 1A & 1B	2014087242
06/14/2014	Design Guidelines Phase 2, Section 2A	2014087218
06/14/2014	Development Area Declaration Phase 2, Section 2A	2014086935
06/13/2014	Notice of Applicability of Master Covenant Phase 2, Section 2A	2014086541
03/23/2016	First Amendment to Design Guidelines Phase 2, Section 2B	2016042677
06/11/2014	Design Guidelines Phase 2, Section 2B	2014085491
06/12/2014	Development Area Declaration Phase 2, Section 2B	2014085708
06/11/2014	Notice of Applicability of Master Covenant Phase 2, Section 2B	2014085485
06/13/2014	Design Guidelines Phase 2, Section 3	2014086902
06/13/2014	Notice of Applicability of Master Covenant Phase 2, Section 3	2014086811
12/11/2015	Design Guidelines Phase 2, Section 4	2015195740
12/11/2015	Development Area Declaration Phase 2, Section 4	2015195628
08/25/2017	Declaration of French Drain Easement	2017137548
12/11/2015	Notice of Applicability of Master Covenant Phase 2, Section 4	2015195410
08/25/2017	Declaration of Wall Easement	2017137546
01/25/2019	Development Area Declaration Phase 2,	2019011083

	Section 2B	
01/25/2019	Design Guidelines Phase 2, Section 5	2019011084
01/24/2019	Notice of Applicability of Master Covenant Phase 2, Section 5	2019010613
12/11/2015	Development Area Declaration Phase 2, Section 4	2015195628
01/25/2019	Development Area Declaration Phase 2, Section 5	2019011083
12/07/2018	Design Guidelines Phase 2, Section 6	2018189062
12/07/2018	Design Guidelines Phase 2, Section 6	2018189062
12/07/2018	Development Area Declaration Phase 2, Section 6	2018189061
12/07/2018	Notice of Applicability of Master Covenant Phase 2, Section 6	2018189046
06/20/2019	Development Area Declaration Phase 3, Section 1	2019089751
06/20/2019	Design Guidelines Phase 3, Section 1	2019089752
06/19/2019	Notice of Applicability of Master Covenant Phase 3, Section 1	2019089678
11/09/2016	Design Guidelines Phase 3, Section 2	2016188249
11/09/2016	Notice of Applicability of Master Covenant Phase 3, Section 2	2016188215
11/09/2016	Development Area Declaration Phase 3, Section 2	2016188248
10/29/2019	Development Area Declaration Phase 3, Section 3	2019168880
10/29/2019	Design Guidelines Phase 3, Section 3	2019169127
10/28/2019	Notice of Applicability of Master Covenant Phase 3, Section 3	2019168706
05/22/2020	Development Area Declaration Phase 3, Section 4	2020082991
05/22/2020	Design Guidelines Phase 3, Section 4	2020082992
05/19/2020	Notice of Applicability of Master Covenant Phase 3, Section 4	2020080994
04/08/2021	Development Area Declaration Phase 5, Sections 5 and 6A	2021077456
04/08/2021	Design Guidelines Phase 3, Sections 5 and 6A	2021077457
04/07/2021	Notice of Applicability of Master Covenant Phase 3, Sections 5 and 6A	2021076901
12/03/2020	Development Area Declaration Phase 3, Section 6B	2020234829
12/03/2020	Design Guidelines Phase 3, Section 6B	2020234830
12/03/2020	Notice of Applicability of Master Covenant Phase 3, Section 6B	2020234772
04/29/2021	Boat Dock Easement	2021095199
	Address Plat Phase 1, Section 8B	201600022
09/15/2015	Resubdivision of Phase 1, Section 3	201500194
06/03/2013	Final Plat	201300105
09/26/2007	Lakeway Highlands Phase 1 Section 1	200900051
12/21/2010	Lakeway Highlands Phase 1 Section 2 and Highlands Boulevard	201100008
03/23/2009	Lakeway Highlands Phase 1 Section 2	200900050
09/26/2008	Resubdivision of Lots 120, 122-125, 154-158, Block "A", Lakeway Highlands Phase 1 Section 3	200100147
06/16/1993	Lakeway Highlands Phase 1 Section 3	201100022
06/16/2011	Lakeway Highlands Phase 1 Section 4	201100023
05/08/2012	Lakeway Highlands, Phase 1, Section 5	201200092
11/20/2020	Amended Plat of Lots 35A, 35B, 35C, of the	202000244

	Resubdivision of Lot 35, Block A, Lakeway Highlands, Phase 1, Section 5	
09/26/2008	Lakeway Highlands, Phase 1, Section 6	201200129
09/26/2008	Lakeway Highlands, Phase 1, Section 7A	201200130
11/18/2014	Lakeway Highlands, Phase 1, Section 7B	201400281
09/26/2008	Lakeway Highlands, Phase 1, Section 8C	201600262
12/17/2014	Lakeway Highlands, Phase 1, Section 8A	201400310
10/05/2016	Lakeway Highlands, Phase 1, Section 8D	201600263
11/30/2015	Lakeway Highlands, Phase 1, Section 8B	201600022
10/05/2016	Amended Plat of Lakeway Highlands, Phase 1, Section 8B	201600261
09/13/2013	Lakeway Highlands, Phase 2, Section 1A	201300191
09/13/2013	Lakeway Highlands, Phase 2, Section 1B	201300192
09/13/2013	Lakeway Highlands, Phase 2, Section 2A	201300194
03/13/2013	Lakeway Highlands, Phase 2, Section 2B	2004230439
01/29/2014	Lakeway Highlands, Phase 2, Section 3	201400023
	Lakeway Highlands 2-4 Address Updates 200, 203, San Donato Cove, 412 San Donato Drive, 455 Anfield Circle, 300, 301 Coniglio Cove	200900056
02/12/2015	Lakeway Highlands, Phase 2, Section 4	201500090
12/20/2017	Lakeway Highlands, Phase 2, Section 5	201700311
12/20/2017	Lakeway Highlands, Phase 2, Section 6	201700310
02/06/2018	Amended Plat of Lakeway Highlands, Phase 2, Section 6	201800027
08/24/2018	Re-subdivision of Lots 1, 2 and 5, Block D Lakeway Highlands, Phase 2, Section 6	201800266
04/16/2018	Lakeway Highlands, Phase 3, Section 1	201800085
04/01/2020	Lakeway Highlands, Phase 3, Section 6A	2020000135
02/21/2020	Lakeway Highlands, Phase 3, Section 5	202000136
07/25/2019	Lakeway Highlands, Phase 3, Section 4	201900162
10/30/2019	Resubdivision of Lakeway Highlands, Phase 3, Section 6B	202000005
02/03/2021	Amended Plat of Lakeway Highlands, Phase 3, Section 5	202100040
02/03/2021	Amended Plat of Lakeway Highlands, Phase 3, Section 6A	202100041
04/16/2018	Lakeway Highlands, Phase 3, Section 1	201800085
10/05/2016	Lakeway Highlands, Phase 3, Section 2	201600259
09/26/2008	Lakeway Highlands, Phase 3, Section 3	2006055544
07/25/2019	Lakeway Highlands, Phase 3, Section 4	201900162
09/15/2015	Resubdivision of Lots 154A-158A and 160A, Block "A", A Resubdivision of Lots 120, 122-125, 154-158, Block "A", Lakeway Highlands Phase 1 Section 3	201500194
06/03/2013	Vineyard at Rough Hollow Final Plat	201300105