

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Oct 29, 2025 09:37 AM Fee: \$37.00

2025120258

Electronically Recorded

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
OVERLOOK AT WESTLAKE RESIDENTIAL COMMUNITY, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR OVERLOOK AT WESTLAKE RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THAT CERTAIN MANAGEMENT CERTIFICATE OF OVERLOOK AT WESTLAKE RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 2025035004, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

The undersigned, being an officer of Overlook at Westlake Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Overlook at Westlake.
2. The name of the association: Overlook at Westlake Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Travis, County, Texas, made subject to that certain Overlook at Westlake Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2025034894 in the Official Public Records of Travis County, Texas (the "**Declaration**")
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Overlook at Westlake Residential Community, Inc., c/o Goodwin & Company, 11950 Jollyville Rd., Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the association:

* Name:	Goodwin & Company
Attn:	Matt Gibson
Mailing Address:	11950 Jollyville Rd., Austin, Texas 78759
Telephone Number:	512-554-7989
Email Address:	matt.gibson@goodwintx.com

7. Website to access the Association's dedicatory instruments: www.goodwintx.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00.

Transfer Fee - \$275.00.


Resale Certificate Fee - \$375.00.

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

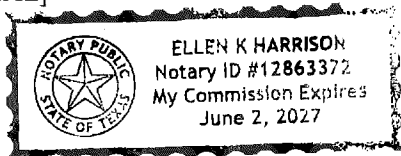
OVERLOOK AT WESTLAKE
RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Steve Walkup, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on ____ day of October, 2025, by Steve Walkup, the President of Overlook at Westlake Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Mark D. Grobmyer, Esq.
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
rburton@winstead.com
mgrobmyer@winstead.com

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OVERLOOK AT WESTLAKE RESIDENTIAL COMMUNITY, INC.

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Overlook at Westlake Declaration of Covenants, Conditions and Restrictions recorded under Document No. 2025034894, Official Public Records of Travis County, Texas, as same may be amended from time to time.
2. Overlook at Westlake Community Manual, recorded under Document No. 2025034947, Official Public Records of Travis County, Texas.
 - a. First Supplement to the Community Manual for Overlook at Westlake, recorded under Document No. 2025120048, Official Public Records of Travis County, Texas.
3. Overlook at Westlake Adoption of Working Capital Assessment, recorded under Document No. 2025034941, Official Public Records of Travis County, Texas.