



**Northpoint Townhomes III Association, Inc.  
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Northpoint Townhomes III Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Horseshoe Bay North

**Name of the Association:** Northpoint Townhomes III Association, Inc.

**Subdivision Recording Data:** Volume 5, Page 41, Plat Records of Burnet County, Texas

**Recording Data for the Association:**

- Declaration of Reservations and Restrictions recorded in Volume 189, Page 543, and Volume 189, Page 637
- 1st supplement recorded in Volume 193, Page 511, and Volume 193, Page 643
- 2nd supplement recorded in Volume 210, Page 240
- 3rd supplement recorded in Volume 223, Page 771
- Delegation of Right recorded in Volume 485, Page 215
- 4th supplement and Assignment of Rights recorded in Volume 508, Page 282, et seq.; Volume 508, Page 287, et seq.; and Volume 508, Page 825, et seq.
- Supplement to Declaration of Restrictions recorded in Volume 540, Page 692
- Declaration of Covenants for Horseshoe Bay North Development recorded in Plat N3.2, Volume 278, Page 300; Plat N3.3, Volume 280, Page 106; Plat N3.2 and N3.3, Volume 286, Page 387; Plat N3.4, Volume 291, Page 823; Plat N3.5, Volume 287, Page 269; Plat N4.1, Volume 293, Page 948; Plat N4.2, Volume 294, Page 485; Plat N3.7, Volume 294, Page 496; Plat N3.12, Volume 301, Page 813; Plat N3.15, N3.16 and N4.6, Volume 306, Page 1000; Plat N3.17, Volume 309, Page 218; Plat N3.14, Volume 312, Page 636
- Delegation of Rights recorded in Volume 379, Page 162
- Easement, Covenant and Declaration of Restrictions recorded in Volume 476, Page 329, and First Amendment recorded under Clerk's Document #200903722
- Restrictions, easements, conditions, covenants, reservations, etc., affecting subject property shown on Plat No. N3.14 of record in Plat Cabinet 1, Slide 168-D
- Supplement of the Declaration of Covenants recorded in Volume 294, Page 496
- Restrictions, easements, conditions, covenants, reservations, etc., affecting subject property shown on deed from Cornerstone '81, Ltd. to William Allen and wife, Jane Allen, recorded in Volume 318, Page 538
- Declaration of Covenants, Conditions and Restrictions of North Point Townhomes recorded in Volume 291, Page 823, Amendment recorded in Volume 296, Page 880, and Second Amendment recorded under Clerk's Document #0704403
- Declaration of Covenants and Restrictions for Northpoint Townhomes III, recorded in Volume 312, Page 636 (LOTS N-3046-1 THRU N-3046-5)

**Name and Mailing Address of the Association:**

Northpoint Townhomes III Association, Inc.

c/o Highland Management

PO Box 8606

Horseshoe Bay, Texas, 78657

Name, Mailing Address, Telephone Number and Email Address of the Person Managing the Association or its Designated Representative

Highland Management  
PO Box 8606, Horseshoe Bay, Texas, 78657  
830- 598-8702, highmgmt@gmail.com

Website Address of the Association

<https://www.highlandmanagement-hsb.com/>

Property Transfer Fee(s) Charged by the Association:

Resale Certificate: \$375

Executed on 24 of October 2025

Northpoint Townhomes III Association,  
Inc. , acting by and through its  
management agent, Highland  
Management

Trisha Bernard

Trisha Bernard - President

This instrument was acknowledged before me on 10/24/25 by Trisha Bernard, President of Highland Management, the managing agent of Northpoint Townhomes III Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

Nicole Robinson

Notary Public, State of Wisconsin

Notary's Printed Name:

Nicole Robinson

My Commission Expires: 8/9/27

When recorded return to:

Highland Management  
PO Box 8606  
Horseshoe Bay, Texas, 78657

NICOLE ROBINSON  
Notary Public  
State of Wisconsin