



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Sep 01, 2021 02:59 PM Fee: \$38.00

2021196323

Electronically Recorded

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TC SUN CHASE HOA, INC.

The undersigned, being an officer of TC Sun Chase HOA, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety those certain Management Certificates of TC Sun Chase HOA, Inc., recorded as Document Nos. 2018101743, 2018146357, and 2019075898, in the Official Public Records of Travis County, Texas.

1. The name of the subdivision: Sun Chase.
2. The name of the association: TC Sun Chase HOA, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Travis County, Texas, as described on Exhibit "A" to that certain Sun Chase Master Covenant, recorded as Document No. 2017142603 in the Official Public Records of Travis County, Texas, as the same may be amended from time to time (the "Covenant"). The description of the real property described on Exhibit "A" to the Covenant is supplemented by the recorded plats, referenced on Attachment 2 attached hereto.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant 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: TC Sun Chase HOA, Inc., c/o Goodwin Management, Inc., 11950 Jollyville Rd., Austin, Texas 78759 Attn: Matt Gibson.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: 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 collected at the time of property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment (Residential) - \$500.00.

Working Capital Assessment (Condominium Unit) - \$250.00

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Regular Assessments (Monthly) - \$50.00

Transfer Fee - \$275.00.

Resale Certificate Fee - \$375.00.

Updates to Resale Certificate - \$75 per update

Expedited Fees: 1 business Day - \$300

3 business days - \$200

5 business days - \$100

Compliance Inspection Fee: \$120

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

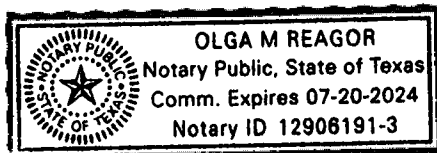
TC SUN CHASE HOA, INC., a Texas non-profit corporation

By: 
Vera Massaro, Director

STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me this 31st day of August, 2021 by Vera Massaro, Director of TC Sun Chase HOA, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

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ATTACHMENT 1**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Sun Chase Master Covenant, recorded as Document No. 2017142603, Official Public Records of Travis County.
2. Master Residential Design Guidelines – Sun Chase, recorded as Document No. 2017142607, Official Public Records of Travis County, Texas.
3. Adoption of Working Capital Assessment for Residential Lots – Sun Chase, recorded as Document No. 2018030514, Official Public Records of Travis County, Texas.
4. Sun Chase Amended and Restated Adoption of Architectural Review Fees, recorded as Document No. 2021024231, Official Public Records of Travis County, Texas.
5. Sun Chase Adoption of Working Capital Assessment for Condominium Units, recorded as Document No. 2019198163, Official Public Records of Travis County, Texas.
6. Policy Manual – Sun Chase, recorded as Document No. 2018146358, Official Public Records of Travis County, Texas.
7. First Supplement to Policy Manual – Sun Chase, recorded as Document No. 2019054158, Official Public Records of Travis County, Texas.
8. Second Supplement to Policy Manual – Sun Chase, recorded as Document No. 2019173633, Official Public Records of Travis County, Texas.
9. Third Supplement to Policy Manual – Sun Chase, recorded as Document No. 2020174768, Official Public Records of Travis County, Texas.
10. Fourth Supplement to Policy Manual – Sun Chase, recorded as Document No. 2021141510, Official Public Records of Travis County, Texas.
11. Fifth Supplement to Policy Manual – Sun Chase, recorded as Document No. 2021196171, Official Public Records of Travis County, Texas.

ATTACHMENT 2

RECORDING DATA FOR THE RECORDED PLATS

1. All lots in SUN CHASE SOUTH SECTION 1: A SMALL LOT SUBDIVISION, a subdivision according to the plat or map thereof recorded under Document No. 201700236 in the Official Public Records of Travis County, Texas.
2. All lots in SUN CHASE SOUTH SECTION 2, a subdivision according to the plat or map thereof recorded under Document No. 201700237 in the Official Public Records of Travis County, Texas.
3. All lots in SUN CHASE SOUTH SECTION 3, a subdivision according to the plat or map thereof recorded under Document No. 201900034 in the Official Public Records of Travis County, Texas.
4. All lots in SUN CHASE SOUTH SECTION 4, a subdivision according to the plat or map thereof recorded under Document No. 201900035 in the Official Public Records of Travis County, Texas.
5. All lots in SUN CHASE SOUTH SECTION 5, a subdivision according to the plat or map thereof recorded under Document No. 202100079 in the Official Public Records of Travis County, Texas.
6. All lots in SUN CHASE SOUTH SECTION 6, a subdivision according to the plat or map thereof recorded under Document No. 202000196 in the Official Public Records of Travis County, Texas.

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