

**SECOND AMENDED MANAGEMENT CERTIFICATE  
YAUPON CREEK HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being the Managing Agent of Yaupon Creek Homeowners Association, Inc., (the "Association"), and in accordance with Section 209.004 of the Texas Property code, does hereby certify as follows:

1. The name of the subdivision is Yaupon Creek – Section I Subdivision, (the "Subdivision Development").
2. The name of the Association is the Yaupon Creek Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows: Yaupon Creek – Section I Subdivision is recorded under Document No. 200400358 of the Official Public Records of Travis County, Texas and Lots 13 and 5 Block A, Lots 28 through 41 Block B, Lots 15 through 24, Block C, and Lots 1 through 5 Block D of the Amended Plat of Yaupon Creek – Section I recorded under Document No. 200500042 of the Official Public Records of Travis County, Texas.

4. The recording data for the declaration application applicable to the Subdivision Development, an all amendments thereto, is as follows:

Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Yaupon Creek – Section I Subdivision, recorded under Document No. 2014039398 of the Official Public Records of Travis County, Texas.

First Amendment to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Yaupon Creek – Section I Subdivision, recorded under Document No. 202207019 of the Official Public Records of Travis County, Texas.

5. Other information the Association deems important:

Fourth Amended and Restated Bylaws of Yaupon Creek Homeowners Association, Inc., recorded under Document No. 2013057275 of the Official Public Records of Travis County, Texas.

Payment Plan Guidelines and Application of Payments Schedule of Yaupon Creek Homeowners Association, Inc., recorded under Document No. 2012015245 of the Official Public Records of Travis County, Texas.

Document Retention Policy of Yaupon Creek Homeowners Association, Inc. recorded under Document No. 2012015244 of the Official Public Records of Travis County, Texas.

6. The name and mailing address of the Association is Yaupon Creek Homeowners Association, Inc., c/o Oberg Properties, 1107 RR 620 South, Austin, TX 78734.
7. The name, mailing address, telephone number, and email address of the person or entity managing the Association is Oberg Properties 1107 RR 620 South, Austin, TX 78734; 512-263-5200; [info@obergproperties.com](mailto:info@obergproperties.com).
8. The website at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://caliber.obergproperties.com>.



9. The following described fees are charged by the Association in relation to a property transfer in the subdivision development:

Resale Disclosure (TREC Form) Package and Statement of Account	\$475.00
Resale Disclosure (TREC Form) Package	\$415.00
Premium Lender Questionnaire Bundle	\$225.00
Standard Lender Questionnaire Bundle	\$195.00
Leasing Restrictions Disclosure and CC&Rs	\$55.00
Statement of Account	\$175.00
Refinance Statement of Account	\$175.00
Resale Disclosure	\$175.00
Lender Questionnaire	\$175.00
Custom Lender Questionnaire Fee	\$300.00
Appraiser Questionnaire	\$30.00
Leasing Restrictions Disclosure	\$30.00
Annual Board Meeting Minutes	\$30.00
Annual Financials	\$40.00
Articles of Incorporation	\$25.00
Budget	\$40.00
Bylaws	\$35.00
CC&Rs	\$40.00
Current Unaudited Financial Documents	\$30.00
Engineer's Report/Inspection Report	\$65.00
Insurance Declaration Page	\$30.00
Regular Meeting Minutes	\$55.00
Reserve Report	\$45.00
Resolutions and Policies	\$30.00
Rules and Regulations	\$30.00
Unit Ledger	\$35.00
Demand Update Fee (1-14 Days)	\$0.00
Demand Update Fee (15-45 Days)	\$30.00
Demand Update Fee (46-90 Days)	\$50.00
Refinance Demand Update Fee (1-14 Days)	\$0.00
Refinance Demand Update Fee (15-45 Days)	\$30.00
Refinance Demand Update Fee (46-90 Days)	\$50.00
Resale Disclosure Update Fee (1-180 Days)	\$75.00
Questionnaire Update Fee (1-30 Days)	\$25.00
Transfer Fee	\$250.00
Demand Rush Fee (3 Business Days)	\$100.00
Demand Rush Fee (5 Business Days)	\$75.00
Resale Disclosure Rush Fee (3 Business Days)	\$100.00
Resale Disclosure Rush Fee (5 Business Days)	\$75.00
Multi-Product Rush Fee (3 Business Days)	\$100.00
Multi-Produce Rush Fee (5 Business Days)	\$75.00
Additional Product 1/Leasing Restrictions Rush Fee (2 Business Days)	\$25.00
Lender Questionnaire Rush Fee (2 Business Days)	\$50.00
Added Rush Fee	\$25.00

This Management Certificate is effective as of 16<sup>th</sup> September 2024.

By:

Mary Lynn Oberg, Managing Agent

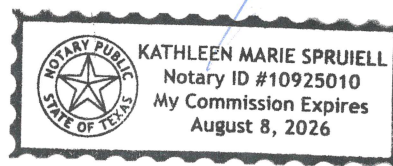
STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 16<sup>th</sup> of September, 2024, by Mary Lynn Oberg, registered agent of the Yaupon Creek Homeowners Association, Inc. a Texas nonprofit corporation on behalf of said corporation.

## RETURN

AFTER RECORDING RETURN TO:  
Yaupon Creek Homeowners Association, Inc.  
c/o Oberg Properties  
1107 RR 620 South  
Austin, TX 78734

Kathleen Marie Spruiell  
Notary Public



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**2024115897**

Oct 18, 2024 02:17 PM

Fee: \$33.00

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