

After Recording, Return To:
McLean & Howard, L.L.P.
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Leslie Keyser
4301 Bull Creek Road, Suite 150
Austin, Texas 78731



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 10, 2025 03:53 PM Fee: \$61.00

2025137992

Electronically Recorded

EASTON PARK

MANAGEMENT CERTIFICATE FOR EASTON PARK MASTER COMMUNITY, INC.

The undersigned, being an officer of Easton Park Master Community, Inc., a Texas nonprofit corporation, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Easton Park
2. The name of the association: Easton Park Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Multiple plats have been filed for this subdivision. To obtain copies of plats, please contact the Travis County Clerk. The following plats, as may be amended from time to time, include those tracts of real property currently annexed into the Easton Park subdivision.
 - (a) Easton Park, Section 1A, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201500121, Official Public Records of Travis County, Texas.
 - (b) Easton Park, Section 1B, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201600268, Official Public Records of Travis County, Texas.
 - (i) Easton Park, Section 1B Amended, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201700270, Official Public Records of Travis County, Texas.

- (ii) Easton Park, Section 1B Amended, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202100043, Official Public Records of Travis County, Texas.
- (iii) Easton Park, Resubdivision of Lot 4A, Section 1B Amended, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202100243, Official Public Records of Travis County, Texas.
- (c) Easton Park, Section 1C, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201600197, Official Public Records of Travis County, Texas.
- (d) Easton Park, Section 1C, Phase 2, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201700293, Official Public Records of Travis County, Texas.
- (e) Easton Park, Section 2A, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201600229, Official Public Records of Travis County, Texas.
- (f) Easton Park, Section 2A.1, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201700254, Official Public Records of Travis County, Texas.
- (g) Easton Park, Section 2A.2, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201700253, Official Public Records of Travis County, Texas.
- (h) Easton Park, Section 2A, Phase 3, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202100033, Official Public Records of Travis County, Texas.
- (i) Easton Park, Section 2A, Phase 4, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202100034, Official Public Records of Travis County, Texas.
- (j) Easton Park, Section 2B, Phase 1, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201700302, Official Public Records of Travis County, Texas.
- (k) Easton Park, Section 2B, Phase 2, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201900102, Official Public Records of Travis County, Texas.
- (l) Easton Park, Section 2B, Phase 3, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201700307, Official Public Records of Travis County, Texas.

- (m) Easton Park, Section 2C, Phase 1, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 201900209, Official Public Records of Travis County, Texas.
- (n) Easton Park, Section 2C, Phase 2, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202000104, Official Public Records of Travis County, Texas.
- (o) Easton Park, Section 2C, Phase 4, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202400073, Official Public Records of Travis County, Texas.
- (p) Easton Park, Section 2D, Phase 1, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202100207, Official Public Records of Travis County, Texas.
- (q) Easton Park, Section Skyline 2D, Phase 1, Amended Plat of Block J, Lots 30 and 31, a subdivision located in Travis County, Texas, according to the map or plat recorded in Document No. 202200230 in the Official Public Records of Travis County, Texas.
- (r) Easton Park, Section 2D, Phase 2, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202100296, Official Public Records of Travis County, Texas.
- (s) Easton Park, Section 2D, Phase 3 a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202200044, Official Public Records of Travis County, Texas.
- (t) Easton Park, Section 3A, Phase 1, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202100134, Official Public Records of Travis County, Texas.
- (u) Easton Park, Section 3A, Phase 2, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202100168, Official Public Records of Travis County, Texas.
- (v) Easton Park, Prospect Park, Section 3B, Phase 1, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202100268, Official Public Records of Travis County, Texas.
- (w) Easton Park, Balboa Quad Park, Section 3B-3a, Phase 1, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202306208, Official Public Records of Travis County, Texas.
- (x) Easton Park, Prospect Park, Phase 2, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202500162, Official Public Records of Travis County, Texas.

- (y) Easton Park, Section 4A, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202000215, Official Public Records of Travis County, Texas.
 - (z) Easton Park, Section 4B East, Phase 1, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202300007, Official Public Records of Travis County, Texas.
 - (aa) Easton Park, Section 4B West, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202300018, Official Public Records of Travis County, Texas.
 - (bb) Easton Park, Section 5A, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202300159, Official Public Records of Travis County, Texas.
4. The recording data for the declaration: Further documentation is on file for this subdivision. To obtain copies of the latest documentation, please contact the manager of the association, as set forth in Item 6 below.
- (a) Easton Park Amended and Restated Master Covenant [Residential], recorded as Document No. 2016027307, Official Public Records of Travis County, Texas.
 - (i) Easton Park First Amendment to Amended and Restated Master Covenant, recorded as Document No. 2019199893, Official Public Records of Travis County, Texas.
 - (b) Easton Park Amended and Restated Development Area Declaration [Single-Family Residential], recorded as Document No. 2016027353, Official Public Records of Travis County, Texas.
 - (i) Easton Park First Supplement to Development Area Declaration [Single-Family Residential], recorded as Document No. 2017202751, Official Public Records of Travis County, Texas.
 - (ii) Easton Park Supplement to Amended and Restated Development Area Declaration [Single-Family Residential] [Section 2A], recorded as Document No. 2018045961, Official Public Records of Travis County, Texas.
 - (c) Easton Park Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2019032680, Official Public Records of Travis County, Texas.
 - (i) Easton Park First Amendment to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2019081452, Official Public Records of Travis County, Texas.

- (ii) Easton Park Second Amendment to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2019199900, Official Public Records of Travis County, Texas.
- (iii) Easton Park Third Amendment to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2020168244, Official Public Records of Travis County, Texas.
- (iv) Easton Park Fourth Amendment to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2020206796, Official Public Records of Travis County, Texas.
- (v) Declaration of Annexation to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2021159881 in the Official Public Records of Travis County, Texas.
- (vi) First Amendment to Declaration of Annexation to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2022152359, Official Public Records of Travis County, Texas.
- (vii) Second Amendment to Declaration of Annexation to the Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums, recorded as Document No. 2025031608, Official Public Records of Travis County, Texas.
- (d) Easton Park Development Area Declaration of Condominium Regime for Union Park West Condominiums, recorded as Document No. 2019122805, Official Public Records of Travis County, Texas.
 - (i) Easton Park First Amendment to Development Area Declaration of Condominium Regime for Union Park West Condominiums, recorded as Document No. 2020002660, Official Public Records of Travis County, Texas.
- (e) Easton Park Development Area Declaration [Multi-Family], recorded as Document No. 2021273063, Official Public Records of Travis County, Texas.
- (f) Easton Park Development Area Declaration [Commercial], recorded as Document No. 2022193480, Official Public Records of Travis County, Texas.
- (g) Easton Park Development Area Declaration and Declaration of Condominium Regime for EP Residential Condominiums II, recorded as Document No. 2025137569, Official Public Records of Travis County, Texas.

- (h) Easton Park Amended and Restated Community Enhancement Covenant [Residential], recorded as Document No. 2016027463, Official Public Records of Travis County, Texas.
- (i) Easton Park First Amendment to Amended and Restated Community Enhancement Covenant [Residential], recorded as Document No. 2022094527, Official Public Records of Travis County, Texas.
- (ii) Easton Park Second Amendment to Amended and Restated Community Enhancement Covenant [Residential], recorded as Document No. 2022099688, Official Public Records of Travis County, Texas.
- (i) Easton Park Second Amended and Restated Adoption of Working Capital Assessment [Residential], recorded as Document No. 2022192193, Official Public Records of Travis County, Texas.
- (j) Easton Park Amended and Restated Notice of Annexation [Section 1A], recorded as Document No. 2016028051, Official Public Records of Travis County, Texas.
- (k) Easton Park Amended and Restated Notice of Annexation [Section 1B], recorded as Document No. 2019179246, Official Public Records of Travis County, Texas.
- (l) Easton Park Notice of Annexation [Section 1B], recorded as Document No. 2021276364, Official Public Records of Travis County, Texas.
- (m) Easton Park Notice of Annexation [Section 1C], recorded as Document No. 2016206243, Official Public Records of Travis County, Texas.
- (n) Easton Park Notice of Annexation [Section 1C, Phase 2], recorded as Document No. 2018001570, Official Public Records of Travis County, Texas.
- (o) Easton Park Notice of Annexation [Section 2A], recorded as Document No. 2018046545, Official Public Records of Travis County, Texas.
- (p) Easton Park Amended and Restated Notice of Annexation [EP Residential Condominiums], recorded as Document No. 2019174722, Official Public Records of Travis County, Texas.
- (q) Easton Park Notice of Annexation [Section 2A, Phase 3], recorded as Document No. 2021040055, Official Public Records of Travis County, Texas.
- (r) Easton Park Notice of Annexation [Section 2A, Phase 4], recorded as Document No. 2021040057, Official Public Records of Travis County, Texas.
- (s) Easton Park Notice of Annexation [Section 2B, Phase 1], recorded as Document No. 2017202427, Official Public Records of Travis County, Texas.
- (t) Easton Park Notice of Annexation [Section 2B, Phase 2], recorded as Document No. 2019082440, Official Public Records of Travis County, Texas.

- (u) Easton Park Notice of Annexation [Section 2B, Phase 3], recorded as Document No. 2017204669, Official Public Records of Travis County, Texas.
- (v) Easton Park Notice of Annexation [Section 2C, Phase 1], recorded as Document No. 2019162822, Official Public Records of Travis County, Texas.
- (w) Easton Park Notice of Annexation [Section 2C, Phase 2], recorded as Document No. 2020090078, Official Public Records of Travis County, Texas.
- (x) Easton Park Notice of Annexation [Section 2C, Phase 4], recorded as Document No. 2024047656, Official Public Records of Travis County, Texas.
- (y) Easton Park Notice of Annexation [Section 2D, Phase 1], recorded as Document No. 2021199390, Official Public Records of Travis County, Texas.
- (z) Easton Park Notice of Annexation [Section 2D, Phase 2], recorded as Document No. 2022013139, Official Public Records of Travis County, Texas.
- (aa) Easton Park Notice of Annexation [Section 2D, Phase 3], recorded as Document No. 2022050373, Official Public Records of Travis County, Texas.
- (bb) Easton Park Notice of Annexation [Section 3A, Phase 1], recorded as Document No. 2021125311, Official Public Records of Travis County, Texas.
- (cc) Easton Park Notice of Annexation [Section 3A, Phase 2], recorded as Document No. 2021164462, Official Public Records of Travis County, Texas.
- (dd) Easton Park Notice of Annexation [Section 3B, Phase 1], recorded as Document No. 2021250166, Official Public Records of Travis County, Texas.
- (ee) Easton Park Notice of Annexation [Prospect Park, Phase 2], recorded as Document No. 2025118154, Official Public Records of Travis County, Texas.
- (ff) Easton Park Notice of Annexation [Section 3B-3a, Phase 1], recorded as Document No. 2023114483, Official Public Records of Travis County, Texas.
- (gg) Easton Park Notice of Annexation [Section 4A], recorded as Document No. 2020184638, Official Public Records of Travis County, Texas.
- (hh) Easton Park Notice of Annexation [Residential], recorded as Document No. 2021269826, Official Public Records of Travis County, Texas.
- (ii) Easton Park Notice of Annexation [Residential], recorded as Document No. 2021275351, Official Public Records of Travis County, Texas.
- (jj) Easton Park Notice of Annexation [Residential] [Section 4-B East, Phase 1], recorded as Document No. 2023003120, Official Public Records of Travis County, Texas.

- (kk) Easton Park Notice of Annexation [Residential] [Section 4-B West, Lot 1, Block A], recorded as Document No. 2023005455, Official Public Records of Travis County, Texas.
- (ll) Easton Park Notice of Annexation [Residential] [Section 4-B West, Lot 4, Block A], recorded as Document No. 2023005454, Official Public Records of Travis County, Texas.
- (mm) Easton Park Notice of Annexation [Residential] [Section 5-A, Lot 4, Block C], recorded as Document No. 2023084179, Official Public Records of Travis County, Texas.
- (nn) Easton Park Notice of Annexation [Residential] [Section 5-A, Lot 1, Block A], recorded as Document No. 2023084181, Official Public Records of Travis County, Texas.
- (oo) Easton Park Notice of Annexation [Residential] [Section 5-A, Lot 1, Block C], recorded as Document No. 2023084182, Official Public Records of Travis County, Texas.
- (pp) Easton Park Notice of Annexation [Residential] [Section 5-A, Lot 3, Block C], recorded as Document No. 2023084183, Official Public Records of Travis County, Texas.
- (qq) Easton Park Notice of Annexation [Residential] [Section 5-A, Lot 2, Block A; Lots 2 and 3, Block B; and Lot 2, Block C], recorded as Document No. 2023084180, Official Public Records of Travis County, Texas.
- (rr) Easton Park Notice of Annexation [Lot 1, Block B, Section 5A], recorded as Document No. 2022193797, Official Public Records of Travis County, Texas.
 - (i) Correction Affidavit re Notice of Annexation [Lot 1, Block B, Section 5A], recorded as Document No. 2022194031, Official Public Records of Travis County, Texas.

5. The Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:

Easton Park Master Community, Inc.
 c/o Cohere Life
 7604 Solari Drive, Austin, Texas 78744
 Attn: Community Manager
 512-641-3975
eastonpark@coherelife.com

6. Association's Website Address Where the Subdivision's Restrictions are Posted:

www.eastonparkresidents.com

7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Transfer Fee:	\$175.00
Resale Certificate Fee:	\$375.00
Working Capital Fee:	An amount equal to 6 months of Regular Assessments
Upfront Monthly Assessments	
Collected at Closing:	Two months of Regular Assessments
Community Enhancement Fee:	The Transfer Price multiplied by 0.005% (resales only)

Prospective purchasers are advised to independently examine all dedicatory instruments of the Subdivision and Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

[SIGNATURE PAGE TO FOLLOW]

[EXECUTION PAGE TO MANAGEMENT CERTIFICATE
FOR EASTON PARK MASTER COMMUNITY, INC.]

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

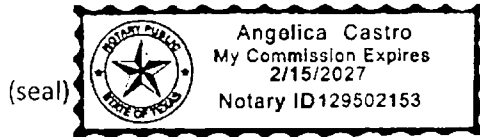
EASTON PARK MASTER COMMUNITY, INC.,
a Texas nonprofit corporation

By: _____

AJ Zorn, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 8th day of December, 2025,
by AJ Zorn, as the President of Easton Park Master Community, Inc., a Texas nonprofit corporation, on
behalf of said nonprofit corporation.



Notary Public, State of Texas