



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

Jun 30, 2025 04:30 PM Fee: \$33.00

2025072516

Electronically Recorded

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

LANDINGS AT WELLS BRANCH HOMEOWNERS ASSOCIATION, INC.

AMENDED MANAGEMENT CERTIFICATE

WHEREAS, Landings at Wells Branch Homeowners Association, Inc. (the "Association") Property Owners Association Management Certificate was filed on April 16, 2016 and recorded as Document No. 2016060392, Official Public Records, Travis County, Texas;

WHEREAS, the Association now wishes to amend the Landings at Wells Branch Homeowners Association, Inc. Property Owners Association Management Certificate;

NOW, THEREFORE, the Association hereby repeals the Landings at Wells Branch Homeowners Association Inc. Property Owners Association Management Certificate in its entirety and replaces that document with this document.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Name of the Subdivision: **The Cottages at Beaver Creek, Phase I**
2. Legal Name of the Association: **Landings at Wells Branch Homeowners Association, Inc.**
3. Recording data for the Subdivision (Plat Recording information for land subject to the deed restrictions): **Document No. 2015195911, Official Public Records of Travis County, Texas.**
4. Recording data for the Declaration and Amendments:
 - a. Declaration of Covenants, Conditions, and Restrictions for Landings at Wells Branch, recorded as Document No. 2015195911, Official Public Records of Travis County, Texas;
 - b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Landings at Wells Branch, recorded as Document No. 2018167911, Official Public Records, Travis County, Texas;
 - c. Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Landings at Wells Branch, recorded as Document No. 2019030746, Official Public Records, Travis County, Texas;
5. Recording data for Additional Governing Documents:
 - a. Notice of Dedicatory Instruments and Policy Manual, recorded as Document No. 2016060393, Official Public Records of Travis County, Texas;

- b. Bylaws of Landings at Wells Branch, recorded as Document No. 2016070055, Official Public Records of Travis County, Texas;
- c. Fining and Enforcement Policy for Landings at Wells Branch, recorded as Document No. 2019097950, Official Public Records, Travis County, Texas;
- d. Amendment to the Bylaws of Landings at Wells Branch, recorded as Document No. 2020040900, Official Public Records, Travis County, Texas.

6. Name and Mailing Address for Association:

Landings at Wells Branch Homeowners Association, Inc.
 205 Paloma Drive
 Temple, Texas 76502
 512-826-0500
Manager@ColbyHOA.com

7. Name, Mailing Address, Telephone Number, and Email Address of Association Manager:

Colby Property Management
 205 Paloma Drive
 Temple, Texas 76502
 512-826-0500
Manager@ColbyHOA.com

8. Association Website: www.LWBHOA.com

9. The amount and description of all fees or charges by the Association relating to a property transfer:

- a. Working Capital Assessment – 0.15% of Sales Price
- b. Transfer Fee - \$195.00
- c. Resale Certificate Fee - \$450.00

Please plan ahead when ordering a resale certificate or update, by law the association as **10 business days** to provide the information once the request is received. The Resale certificate is a detailed document containing significant amounts of information including lot-specific information and it takes time to compile. The association has no duty to offer “rush” service. Should the association elect to offer “rush” or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining and official Resale Certificate and performing a comprehensive physical inspection of the property and common areas prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every

piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for containing the association in connection with the transfer of title. The registered agent for the association is on file with the Texas Secretary of State.

This management certificate is filed of record in **Travis County** Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or successor manager, or until a termination of this Management Certificate is filed or record, whichever is sooner.



Barbara Shelton

Landings at Wells Branch Homeowners Association, Inc.
Colby Property Management

ACKNOWLEDGMENT

STATE OF TEXAS

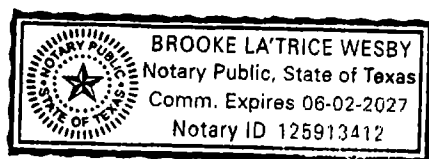
§

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on the 9 day of June, 2025, by Barbara Shelton, Managing Agent of Landings at Wells Branch Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Brooke L. Wesby
Notary Public, State of Texas

Brooke Wesby
Printed or Typed Name
My Commission Expires: 6/2/2027

AFTER RECORDING, RETURN TO:

Willatt & Flickinger, PLLC
12912 Hill Country Blvd., Ste. F-232
Austin, Texas 78738