

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 15, 2025 04:57 PM Fee: \$37.00

2025091143

Electronically Recorded

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TRAVIS CLUB MASTER ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Travis Club Master Association, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF TRAVIS CLUB MASTER ASSOCIATION, INC., RECORDED UNDER DOCUMENT NO. 2024043979, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

1. The name of the subdivision: Travis Club.
2. The name of the association: Travis Club Master Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Travis County, Texas, as described on Exhibit "A" to that certain Travis Club Master Covenant [Residential], recorded under Document No. 2023141950, Official Public Records of Travis County, Texas, as may be amended from time to time (the "Covenant"), or as otherwise made subject to the Covenant.
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 Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Travis Club Master Association, Inc., c/o CCMC, Attn: Delores Ferguson, 8360 E. Via de Ventura, Suite L100, Scottsdale, Arizona 85258.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	CCMC
Attn:	Delores Ferguson
Mailing Address:	8360 E. Via de Ventura, Suite L100
	Scottsdale, Arizona 85258
Telephone Number::	(480) 624-7040
Email Address:	dferguson@ccmcnet.com
7. Website to access the association's dedicatory instruments: www.travisclubaustin.com

8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment – Lots: \$1,620.00

Working Capital Assessment – Condominium Units: \$910.00

Lender Questionnaire - \$200.00 per questionnaire for standard format.
\$300.00 per questionnaire for custom format.

Resale Trustee/Lender Sale - \$375.00 per transaction.

Refinance/Lien Estoppel - \$200.00 per transaction.

Resale Disclosure/Lien Estoppel - \$375.00 per package
(\$50 per lot for Developer to Builder)

Resale Disclosure Update - \$75.00

Community Enhancement Fee - 0.25% of the Transfer Price (as defined in the Travis Club Community Enhancement Covenant [Residential], recorded in the Official Public Records of Travis County, Texas).

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

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

TRAVIS CLUB MASTER ASSOCIATION, INC.,
a Texas nonprofit corporation

By: 

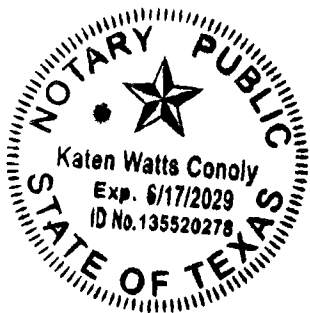
Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 13th day of August, 20 25,
by Leisha Ehler, the Director of Travis Club Master Association,
Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

After recording return to:
Robert D. Burton, Esq.
WINSTEAD PC
600 W. Fifth St. Ste. 900
Austin, Texas 78701
rburton@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Travis Club Master Covenant [Residential], recorded under Document No. 2023141950, in the Official Public Records of Travis County, Texas.
 - a. First Amendment to Travis Club Master Covenant [Residential], recorded under Document No. 2024043978, in the Official Public Records of Travis County, Texas.
2. Travis Club Membership Restrictive Covenant, recorded under Document No. 2024027362, in the Official Public Records of Travis County, Texas.
3. Travis Club Development Area Declaration [Residential], recorded under Document No. 2024007730 in the Official Public Records of Travis County, Texas.
4. Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded under Document No. 2024007998 in the Official Public Records of Travis County, Texas.
 - a. First Amendment to Development Area Declaration of Condominium Regime for Travis Club Condominiums, recorded under Document No. 2024141553 in the Official Public Records of Travis County, Texas.
5. Travis Club Community Enhancement Covenant, recorded as Document No. 2024007739 in the Official Public Records of Travis County, Texas.
6. Travis Club Community Manual, recorded under Document No. 2024007771 in the Official Public Records of Travis County, Texas.
7. Community Manual for Travis Club Condominiums, recorded under Document No. 2024008009 in the Official Public Records of Travis County, Texas.
8. Travis Club Notice of Applicability [Phase 1], recorded under Document No. 2024007888 in the Official Public Records of Travis County, Texas.
9. Travis Club Notice of Applicability [Travis Club Condominiums], recorded under Document No. 2024007894 in the Official Public Records of Travis County, Texas.
10. Restrictive Covenant – Travis Club Phase 1 Condominiums, recorded under Document No. 2024008125, Official Public Records of Travis County, Texas.
11. Restrictive Covenant – Travis Club Phase 1 Residential Lots, recorded under Document No. 2024008126, Official Public Records of Travis County, Texas.
12. Travis Club Second Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2025090952, in the Official Public Records of Travis County, Texas.

EXHIBIT "A"

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
 TRAVIS CLUB MASTER ASSOCIATION, INC.