



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

Dec 01, 2025 07:10 AM Fee: \$41.00

**2025133210**

\*Electronically Recorded\*

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
NORTH RIM COMMUNITY, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS      §

The undersigned, being the Managing Agent for North Rim Community, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Barton Creek North Rim.
2. Name of Association: The name of the Association is North Rim Community, Inc.
3. Recording Data for the Subdivision:
  - a. 60.613 acres of land as described by metes and bounds on Exhibit "A" attached to the "Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek North Rim" and "Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions for Barton Creek North Rim" recorded in Volume 12717, Page 2028, *et seq.* and in Volume 12717, Page 2021, *et seq.* in the Real Property Records of Travis County, Texas (which said Exhibit "A" is incorporated herein by reference).
  - b. Barton Creek North Rim, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 98, Pages 261-264 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Lot 1, Block A, Barton Creek, Section E, Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 98, Pages 194-195 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Lots 1-26, inclusive and Lots 137-185, inclusive, all in Block A, Barton Creek ABC West, Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 101, Pages 164-169 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

- e. 31.394 acres of land as described by metes and bounds on Exhibit "A" attached to the "Restrictive Covenant [10(a) Restriction; Barton Creek Governor's Hill]" recorded in Volume 12942, Page 696, *et seq.* in the Real Property Records of Travis County, Texas (which said Exhibit "A" is incorporated herein by reference).
- f. 60.613 acres of land as described by metes and bounds on Exhibit "A" attached to the "Restrictive Covenant [10(a) Restriction; North Rim - 15 Lots]" recorded in Volume 12717, Page 2055, *et seq.* in the Real Property Records of Travis County, Texas (which said Exhibit "A" is incorporated herein by reference).
- g. 23.800 acres of land as described by metes and bounds on Exhibit "A" attached to the "Restrictive Covenant [Section 10(a)] [Terraces at Barton Creek]" recorded in Volume 12781, Page 58, *et seq.* in the Real Property Records of Travis County, Texas (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Master Declaration of Covenants, Conditions and Restrictions.
- (2) Second Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (3) Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (4) Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (5) Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (6) Amendment to Master Declaration of Covenants, Conditions and Restrictions.
- (7) Partial Assignment of Declarant's Rights and Amendment to Master Declaration of Covenants, Conditions and Restrictions Barton Creek North.
- (8) Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek North Rim.
- (9) Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek North Rim.
- (10) First Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek North Rim.
- (11) Third Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek North Rim.

- (12) Fourth Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek North Rim.
- (13) Fifth Amendment to Development Area Declaration of Covenants, Conditions and Restrictions for Barton Creek North Rim.
- (14) Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions for Barton Creek North Rim.
- (15) Restrictive Covenant [10(a) Restriction; Lot 1, Block A, Barton Creek, Section E, Phase 1].
- (16) Restrictive Covenant [10(a) Restriction; ABC West Phase 1].
- (17) Restrictive Covenant [10(a) Restriction; Barton Creek Governor's Hill].
- (18) Restrictive Covenant [10(a) Restriction; North Rim - 15 Lots].
- (19) Amendment to Restrictive Covenant [10(a) Restriction; North Rim - 15 Lots].
- (20) Restrictive Covenant [Section 10(a)] [The Terraces at Barton Creek].

b. Recording Information:

- (1) Volume 11324, Page 707, *et seq.* in the Real Property Records of Travis County, Texas.
- (2) Volume 12110, Page 1340, *et seq.* in the Real Property Records of Travis County, Texas.
- (3) Volume 12881, Page 1132, *et seq.* in the Real Property Records of Travis County, Texas.
- (4) Volume 13309, Page 468, *et seq.* in the Real Property Records of Travis County, Texas.
- (5) Travis County Clerk's File No. 2001081871 and re-recorded under Clerk's File No. 2001081872.
- (6) Travis County Clerk's File No. 2002034517.
- (7) Travis County Clerk's File No. 2002044488.
- (8) Volume 12717, Page 2028, *et seq.* in the Real Property Records of Travis County, Texas.
- (9) Volume 12980, Page 2243, *et seq.* in the Real Property Records of Travis County, Texas.
- (10) Volume 13118, Page 192, *et seq.* in the Real Property Records of Travis County, Texas.
- (11) Travis County Clerk's File No. 2009185191.
- (12) Travis County Clerk's File No. 2016072360.
- (13) Travis County Clerk's File No. 2019095027.
- (14) Volume 12717, Page 2021, *et seq.* in the Real Property Records of Travis County, Texas.
- (15) Volume 12881, Page 1151, *et seq.* in the Real Property Records of Travis County, Texas.

- (16) Volume 13281, Page 60, *et seq.* in the Real Property Records of Travis County, Texas.
  - (17) Volume 12942, Page 696, *et seq.* in the Real Property Records of Travis County, Texas.
  - (18) Volume 12717, Page 2055, *et seq.* in the Real Property Records of Travis County, Texas.
  - (19) Travis County Clerk's File No. 2007132486.
  - (20) Volume 12781, Page 58, *et seq.* in the Real Property Records of Travis County, Texas.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is North Rim Community, Inc. c/o Community Association Management, Inc. (CAM), 5900 Shepherd Mountain Cove, Bldg. 2, Suite 275, Austin, Texas 78730.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Community Association Management, Inc. (CAM). Address: 5900 Shepherd Mountain Cove, Bldg. 2, Suite 275, Austin, Texas 78730. Phone No.: 512.288.2376. Email Address: info@camanagers.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://northrimcommunity.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 325.00
Other Questionnaires	Up to \$500.00
Rush Fee	Up to \$300.00

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EXECUTED on this 3rd day of October, 2025.

**NORTH RIM COMMUNITY, INC.**

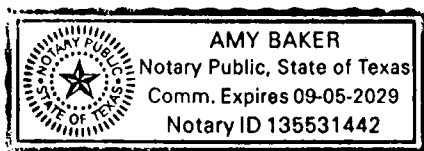
By: Community Association Management, Inc.,  
Managing Agent

By: Jack Baker  
Jack Baker, Principal

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
   §  
COUNTY OF TRAVIS     §

BEFORE ME, the undersigned notary public, on this 3 day of October, 2025 personally appeared Jack Baker, Principal of Community Association Management, Inc., Managing Agent for North Rim Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Amy Baker  
Notary Public in and for the State of Texas