



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 01, 2025 10:10 AM Fee: \$33.00

2025133349

Electronically Recorded

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

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent for Brattonwood 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 Jack's Pond.
2. Name of Association: The name of the Association is Brattonwood Community, Inc.
3. Recording Data for the Subdivision:
 - a. Jack's Pond, Section One (1), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 98, Pages 98-100 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Jack's Pond, Section Two (2), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 98, Pages 120-122 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Jack's Pond, Section Three (3), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 102, Pages 8-11 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Jack's Pond Section One Declaration of Covenants, Conditions and Restrictions.
 - (2) Amendment to Jack's Pond Section One Declaration of Covenants, Conditions and Restrictions.
 - (3) Notice of Addition of Land to Jack's Pond Section One Declaration of Covenants, Conditions and Restrictions.

- (4) Notice of Addition of Land to Jack's Pond Section One Declaration of Covenants, Conditions and Restrictions.

b. Recording Information:

- (1) Volume 12849, Page 0095, *et seq.* in the Official Public Records of Travis County, Texas.
(2) Travis County Clerk's File No. 1999122050.
(3) Volume 12958, Page 0280, *et seq.* in the Official Public Records of Travis County, Texas.
(4) Volume 13280, Page 0001, *et seq.* in the Official Public Records of Travis County, Texas.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Brattonwood 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://www.brattonwoodcommunity.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
Rush Fee	Up to \$300.00
Other Questionnaires	Up to \$500.00

EXECUTED on this 3rd day of October, 2025.

BRATTONWOOD COMMUNITY, INC.

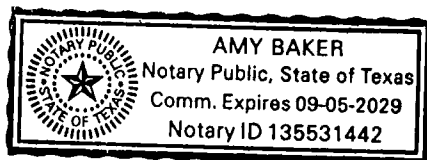
By: Community Association Management, Inc.,
Managing Agent

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 Brattonwood 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 B
Notary Public in and for the State of Texas