



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Ra*  
Rebecca Guerrero, County Clerk  
Travis County, Texas

Apr 08, 2022 11:54 AM Fee: \$38.00

2022064391

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE  
OF  
THE RESERVE AT MCKINNEY FALLS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Reserve at McKinney Falls Residential Community, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Reserve at McKinney.
2. The name of the Association: The Reserve at McKinney Falls Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: (i) Lots 1 through 18, and Lots 20 through 40, Block A; Lot 1, Block B; Lot 1 and 50, Block D; Lot 19, Block F; Lots 1 and 20 through 25, Block G; Lots 1 and 24, Block H; and Lots 1 through 32, Block J; and Lots 1 through 22, Block K, Springfield, Section 7, a subdivision according to the plat recorded in Document No. 201500284 of the Official Public Records of Travis County, Texas; (ii) Lots 41 through 72, and Lots 74 and 110, Block A; Lots 2 through 19, Block B; Lot 1, Block C; Lots 2 through 19, Block D; Lots 11 through 18, Block F; Lots 2 through 8, and 10 through 19, Block G; and Lots 2 through 7, 9 through 13, and 15 through 23, Block H; Springfield, Section 8A and 8B, a subdivision according to the plat recorded in Document No. 201500282 of the Official Public Records of Travis County, Texas; and (iii) Lots 75 through 109, and 111 through 121, Block A; Lots 2 through 13, Block C; Lots 20 through 49, Block D; Lots 1 through 4, and 6 through 14, Block E; and Lots 1 through 6 and 8 through 10, Block F; Springfield, Section 9, a subdivision according to the plat recorded in Document No. 201500283 of the Official Public Records of Travis County, Texas, and any portions of Property made subject to that certain Declaration of Covenants, Conditions and Restrictions for Reserve at McKinney Falls, recorded under Document No. 2016111940, Official Public Records of Travis County, Texas (the "**Declaration**") by the recordation of a Notice of Addition of Land.
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration 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: The Reserve at McKinney Falls Residential Community, Inc., c/o RealManage, 9601 Amberglen Boulevard, Ste. 150, Austin, TX 78729.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: RealManage  
Attn: Elizabeth Ruiz-de-Velasco

THE RESERVE AT MCKINNEY FALLS RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

Mailing Address: 9601 Amberglen Boulevard, Ste. 150, Austin, TX 78729  
Telephone Number: 866-473-2573  
Email Address: resmckin@ciaramail.com; realservice@ciaramail.com

7. Website to access the Association's dedicatory instruments: [www.realmanage.com](http://www.realmanage.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Transfer Fee - \$375.00

Resale Certificate Fee - \$325.00

Advance Assessments - \$59.00

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

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

*[SIGNATURE PAGE FOLLOWS]*

THE RESERVE AT MCKINNEY FALLS RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

THE RESERVE AT MCKINNEY FALLS RESIDENTIAL  
COMMUNITY, INC., a Texas non-profit corporation

By: Daniel Trevino  
Name: Daniel Trevino  
Title: President

STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me this 4th day of February, 2022, by Daniel Trevino President of The Reserve at McKinney Falls Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Notary Public Signature

AFTER RECORDING RETURN TO:  
ALEX S. VALDES, ESQ.  
WINSTEAD PC  
401 CONGRESS AVENUE, SUITE 2100  
AUSTIN, TEXAS 78701  
AVALDES@WINSTEAD.COM

THE RESERVE AT MCKINNEY FALLS RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

**EXHIBIT "A"**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Reserve at McKinney Falls, recorded as Document No. 2016111940, Official Public Records for Travis County, Texas.
2. The Reserve at McKinney Falls Community Manual, recorded as Document No. 2016128162, Official Public Records for Travis County, Texas.
  - A. The Reserve at McKinney Falls First Supplement to Community Manual, recorded as Document No. \_\_\_\_\_, Official Public Records for Travis County, Texas.
3. Notice of Withdrawal of Land Reserve at McKinney Falls, recorded as Document No. 2017114593, Official Public Records for Travis County, Texas.

EXHIBIT "A"

THE RESERVE AT MCKINNEY FALLS RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

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