

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 15, 2025 08:39 AM Fee: \$37.00

2025077730

Electronically Recorded

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SEAHOLM POWER MASTER CONDOMINIUM ASSOCIATION, INC.

The undersigned, being an officer of Seaholm Power Master Condominium Association, Inc. and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety: that certain Management Certificate for Seaholm Power Master Condominium Association, Inc., recorded as Document No. 2013063626, Official Public Records of Travis County, Texas.

1. The name of the condominium: Seaholm Power Master Condominium.
2. The name of the association: Seaholm Power Master Condominium Association, Inc., a Texas nonprofit corporation.
3. The location of the condominium: 211 Walter Seaholm Dr, Austin, TX 78701, more fully described in that certain Condo Plat for Seaholm Power Master Condominium, recorded under Document No. 2013063623, Official Public Records, Travis County, Texas.
4. The recording data for the Declaration and any amendments: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The mailing address of the association:

Seaholm Power Master Condominium Association, Inc.
c/o Endeavor Real Estate Group
500 W 5th Street, #700
Austin, TX 78701

6. The name, mailing address, telephone number, and email address of any management company:

Name.: Endeavor Real Estate Group
Mailing Address: 500 W 5th Street, #700
Austin, TX 78701
Telephone Number: (512) 861-3562
Email Address: omcclellan@endeavor-re.com

7. The website address of any internet website on which the association's dedicatory instruments are available in accordance with Section 82.1142:

<https://seaholm.communitysite.com/>

8. The amount and description of a fee or fees charged to a unit seller or buyer relating to a transfer of a property interest in a unit of the condominium:

None, but the Association reserves the right to charge transfer fees at a later date.

[SIGNATURE PAGE FOLLOWS]

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

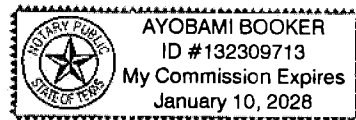
**SEAHOLM POWER MASTER CONDOMINIUM
ASSOCIATION, INC., a Texas nonprofit corporation**

By: *Spence Sowa*
Printed Name: Spence Sowa
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me this 14th day of July, 2025 by Spence Sowa, President of Seaholm Power Master Condominium Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Ayobami Booker
Notary Public Signature

AFTER RECORDING RETURN TO:

**Frank O. Carroll III, Esq.
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
focarroll@winstead.com**

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Master Condominium Declaration for Seaholm Power Master Condominium, recorded as Document No. 2013063625, Official Public Records of Travis County, Texas.
 - a. Partial Assignment of Special Declarant Rights for Seaholm Power Master Condominium [Seaholm H/R, LLC], recorded as Document No. 2013068961, Official Public Records of Travis County, Texas.
 - b. Partial Assignment of Special Declarant Rights for Seaholm Power Master Condominium [Seaholm L/R, LLC], recorded as Document No. 2013068964, Official Public Records of Travis County, Texas.
 - c. Non Material Correction Affidavit, recorded as Document No. 2013094496, Official Public Records of Travis County, Texas.
2. Seaholm Plaza Rules, recorded as Document No. 2017202372, Official Public Records of Travis County, Texas.
 - a. First Amendment to Seaholm Plaza Rules, recorded as Document No. 2019138932, Official Public Records of Travis County, Texas.
3. Seaholm Power Master Condominium; Resolution of the Board of Directors [Allocation of Insurance Deductible], recorded as Document No. 2024062616, Official Public Records of Travis County, Texas.