

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 04, 2025 08:57 AM Fee: \$65.00

2025061836

Electronically Recorded

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**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
MUELLER EC/TC COMMUNITY, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent of Mueller EC/TC Community, Inc., a non-profit corporation (the "**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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Mueller EC/TC.
2. Name of Association: The name of the Association is Mueller EC/TC Community, Inc.
3. Recording Data for the Subdivision:
 - a. Property described on Exhibit "A" attached to the "EC/TC Community Covenant Mueller" recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File No. 2004238008 (which said Exhibit "A" is incorporated herein by reference).
 - b. Mueller Section 1, Phase A, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200400079 and resubdivided under Clerk's File Nos. 200600002, 200900182, and 201000132 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - c. Mueller Section 2B, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201200063 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - d. Mueller Section 2C-2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201500048 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - e. Mueller Section 3, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File Nos. 200500279 and 200700270 of the Official Public Records of Travis

County, Texas, and all amendments thereto and replats thereof, if any.

- f. Catellus Austin Retrail, LP Surplus Tract, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200700215 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.

4. Recording Data for the Declaration:* Please see the attached chart.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Mueller EC/TC Community, Inc. c/o Cohere Life, Inc., 4550 Mueller Central Blvd., Austin, TX 78723
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:
- Cohere Life, Inc.
4550 Mueller Central Blvd.
Austin, TX 78723
512.641.3975
connect@coherelife.com
7. The Association's Dedicatory Instruments are available to Members online at: lifeatmueller.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Document Fee	\$ 375.00
Transfer Fee	\$ 175.00
Third-Party Disclosure Processing Fee	\$ 50.00
Resale Rush Fee (24 hours)	\$ 300.00 + 3 rd Party Fee
Resale Rush Fee (72 hours)	\$ 150.00 + 3 rd Party Fee
Resale Update Fee	\$ 50.00 + 3 rd Party Fee
Lender Document Fee	\$ 100.00
Capitalization/Working Capital [Master Community Covenant Chapter 12, Section	A working capital contribution will be collected upon each

12.9] and the Adoption of Working Capital Assessment 2021048266	Conveyance of a Unit to an Owner other than the Master Declarant, as follows: (i) each individual residential Unit owned in fee simple or through the condominium form of ownership, \$300.00 per unit; (ii) for each multi-family Unit subject to a long-term ground lease of 30 years or more, \$100.00 per dwelling unit within such multi-family Unit; provided, however, that no working capital contribution will be due and payable by the sublessee who intends to reside in a particular dwelling until within the multi-family Unit; (iii) for all Units that are defined as a "Row House", \$550.00 per Unit; and (iv) for all other Units, an amount equal to 1/4 th of the annual Base Assessment attributable to the Unit for that year.
Community Fee/Private Transfer Fee [Restrictive Covenants – Community Fee]	The Community Fee shall be payable upon the transfer of any Unit located in the Community. The Community Fee shall be calculated by multiplying the Transfer Price by .0025. For additional information on the Community Fee, please review the Restrictive Covenants – Community Fee, as amended and the Notice of Private Transfer Fee Obligation. Payment of the Community Fee shall be made upon the closing of the transfer to the Fund Committee. Some exemptions may apply.
Capitalization of EC/TC [Community Covenant Article 5, Section 5.12]	The first Owner of each unit other than the Declarant will make a contribution to the working capital in an amount equal to 1/6 th of the annual Base Assessment attributable to the Unit for that year. The working capital assessment will be due and

	payable to the EC/TC Association immediately upon transfer of title to the Unit.
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Executed on this 3rd day of June, 2025.

MUELLER EC/TC COMMUNITY, INC.

By: Cohere Life, Inc., Managing Agent

By: Todd Hornback

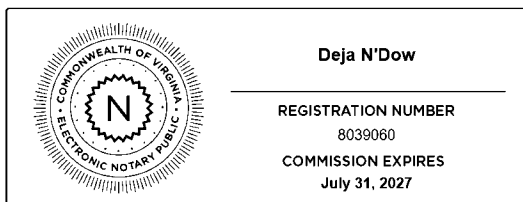
Printed: Todd Hornback

Its: Chief Executive Officer

*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.

Virginia JN
 THE STATE OF ~~TEXAS~~ §
 §
 COUNTY OF Newport News §

BEFORE ME, the undersigned notary public, on this 3rd day of June, 2025 personally appeared Todd Hornback, of Cohere Life, Inc., Managing Agent for Mueller EC/TC Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Deja N'Dow
 Notary Public in and for the State of ~~Texas~~
 Virginia JN

Notarized remotely online using communication technology via Proof.

RECORDING DATA FOR THE DECLARATION

Document	Travis County Clerk's File No.
Supplemental Declaration of Covenants, Conditions and Restrictions for The Hospital Site	2004055402
Mueller Master Community Covenant	2004238007
Scrivenor's Affidavit Mueller Master Community Covenant	2005039311
First Amendment to Mueller Master Community Covenant	2006050356
Second Amendment to Mueller Master Community Covenant	2006193523
Third Amendment to Mueller Master Community Covenant	2009190773
Fourth Amendment to Mueller Master Community Covenant	2010193075
Fifth Amendment to Mueller Master Community Covenant	2015153449
Sixth Amendment to Mueller Master Community Covenant	2018182655
Seventh Amendment to Mueller Master Community Covenant	2021048265
Eighth Amendment to Mueller Master Community Covenant	2022017984
Ninth Amendment to Mueller Master Community Covenant	2023073475
Tenth Amendment to Mueller Master Community Covenant	2024114871
Declaration of Restrictive Covenants - Mueller Community Fee	2006050355
First Amendment to Declaration of Restrictive Covenants - Mueller Community Fee	2006117412

Second Amendment to Declaration of Restrictive Covenants Mueller Community Fee	2006193525
Third Amendment to Declaration of Restrictive Covenants Mueller Community Fee	2010139965
Fourth Amendment to Declaration of Restrictive Covenants Mueller Community Fee	2012011106
Amended and Restated Fifth Amendment to Declaration of Restrictive Covenants Mueller Community Fee	2022190394
Mueller EC/TC Community Covenant	2004238008
Scrivener's Affidavit Mueller EC/TC Community Covenant	2005039312
First Amendment to Mueller EC/TC Community Covenant	2006193524
Second Amendment to Mueller EC/TC Community Covenant	2015153450
Third Amendment to Mueller EC/TC Community Covenant	2018159881
Fourth Amendment to Mueller EC/TC Community Covenant	2024114872
MCC Annexation Notice [Lot 1A, Block "A", Resubdivision of Lot 1, Block "A", Mueller Section 1 Phase A Subdivision] Mueller Master Community and Mueller EC/TC Community	2006133715
MCC Annexation Notice [Lot 1, Block "B", Mueller Section 1, Phase A Subdivision]	2006050357
Supplemental Covenant [Lot 1, Block "B", Mueller Section 1, Phase A Subdivision] Mueller EC/TC Community	2006050845
First Amendment to Supplemental Covenant [Lots 1A, 1B, and 1C, Resubdivision of Lot 1, Block "B", Mueller Section 1, Phase A Subdivision] and [Lots 1B-1 and 1B-2, Resubdivision of Lot "1B", Block "B", Mueller Section 1, Phase A Subdivision]	2010165726

Second Amendment to Supplemental Covenant [Lots 1A, 1B, and 1C, Resubdivision of Lot 1, Block "B", Mueller Section 1, Phase A Subdivision] and [Lots 1B-1 and 1B-2, Resubdivision of Lot "1B", Block "B", Mueller Section 1, Phase A Subdivision] Mueller EC/TC Community	2012068487
First Amendment to MCC Annexation Notice [Lot 1A, Block "A", Resubdivision of Lot 1, Block "A", Mueller Section 1 Phase A Subdivision] Mueller Master Community and Mueller EC/TC Community	2021049937
MCC Annexation Notice Mueller Master Community and Mueller EC/TC Community, and Mueller Community Fee Covenant [Lot 1, Block 27, Mueller Section IIB Subdivision]	2015192649
Mueller Supplemental Covenant EC/TC Community [Lot 1, Block 27, Mueller Section IIB Section]	2015192732
MCC Annexation Notice [Lot 1, Block 28, Mueller Section IIB Subdivision] Mueller Master Community and Mueller EC/TC Community	2012211475
Supplemental Covenant [Lot 1, Block 28, Mueller Section IIB Subdivision] Mueller EC/TC Community	2012211523
First Amendment to Supplemental Covenant [Lot 1, Block "28", Mueller Section IIB Subdivision] Mueller EC/TC Community	2016065965
Third Amendment to MCC Annexation Notice [Lot 1B-2, Resubdivision of Lot 1B, Resubdivision of lot 1, Block "B", Mueller Section 1, Phase A Subdivision] Mueller Master Community and Mueller EC/TC Community	2021048269
MCC Annexation Notice [Lot 3, Block 27, Mueller Section IIB Subdivision] Mueller Master Community and Mueller EC/TC Community	2014130082
First Amendment to MCC Annexation Notice [Lot 3, Block 27, Mueller Section IIB Subdivision] Mueller Master Community and	2019127087

Mueller EC/TC Community	
Supplemental Covenant [Lot 3, Block 27, Mueller Section IIB Subdivision] Mueller EC/TC Community	2014130193
First Amendment to Supplemental Covenant Mueller EC/TC Community [Lot 3, Block 27, Mueller Section IIB Subdivision]	2019127088
MCC Annexation Notice-ACM [Lot 4, Block 27 Mueller Section IIB Subdivision] Mueller Master Community and Mueller EC/TC Community	2012077763
Supplemental Covenant [Lot 4, Block 27, Mueller Section IIB Subdivision] Mueller EC/TC Community	2012077808
First Amendment to Supplemental Covenant [Lot 4, Block 27, Mueller Section IIB Subdivision] Mueller EC/TC Community	2012173349
MCC Annexation Notice Mueller Master Community and Mueller EC/TC Community, and Mueller Community Fee Covenant [Lot 1, Block 4A, Mueller Section 2C-2 Subdivision]	2015153452
Mueller Supplemental Covenant EC/TC Community [Lot 1, Block 4A, Mueller Section 2C-2 Subdivision]	2015153493
MCC Annexation Notice Mueller Master Community and Mueller EC/TC Community, and Mueller Community Fee Covenant [Lot 1, Block 4B, Muller Section 2C-2 Subdivision]	2015153453
Mueller Supplemental Covenant EC/TC Community [Lot 1, Block 4B, Muller Section 2C-2 Subdivision]	2015153494
Mueller Supplemental Covenant EC/TC Community [Lot 1, Block 17, Mueller Section 2C-2 Subdivision]	2019135814
MCC Annexation Notice Mueller Master Community and Mueller EC/TC Community, and Mueller Community Fee Covenant [Lot 1, Block 17, Mueller Section 2C-2 Subdivision]	2019135605

MCC Annexation Notice Mueller Master Community and Mueller EC/TC Community, and Mueller Community Fee Covenant [Lot 3, Block 1, Mueller Section 2C-2 Subdivision]	2015200181
MCC Annexation Notice [Lot 1, Block "A", Mueller Section III Subdivision]	2006050362
Amendment to MCC Annexation Notice [Lot 1, Block "A", Mueller Section III Resubdivision] Mueller Master Community and Muller EC/TC Community	2007191388
Supplemental Covenant [Lot 1, Block "A", Mueller Section III Resubdivision] Mueller EC/TC Community	2007191389
MCC Annexation Notice [Lot 1, Block "B", Mueller Section III Subdivision]	2006050539
First Amendment to MCC Annexation Notice [Lot 1, Block "B", Mueller Section III Subdivision] Mueller Master Community and Mueller EC/TC Community	2020250825
Supplemental Covenant [Lot 1, Block "B", Mueller Section III Subdivision] Mueller EC/TC Community	2008108129
MCC Annexation Notice [Lot 1, Block "C", Mueller Section III Subdivision]	2006050361
Amendment to MCC Annexation Notice [Lot 1, Block "C", Mueller Section III Subdivision] Mueller Master Community and Mueller EC/TC Community	2007174467
Supplemental Covenant [Lot 1, Block "C", Mueller Section III Subdivision] Mueller EC/TC Community	2007175022
Supplemental Covenant Lot 1, Block "D", Mueller Section III Subdivision Mueller EC/TC Community	2006243951
Amendment to MCC Annexation Notice [Lot 2, Block "A", Mueller Section III Resubdivision] Mueller Master Community and Muller EC/TC	2008133396

Community	
Second Amendment to MCC Annexation Notice [Lot 2, Block "A", Mueller Section III Resubdivision] Mueller Master Community and Mueller EC/TC Community	2010021098
Supplemental Covenant [Lot 2, Block "A", Mueller Section III Resubdivision] Mueller EC/TC Community	2008133397
Supplemental Covenant [Lot 2, Block "B", Mueller Section III Subdivision] Mueller EC/TC Community	2006050847
MCC Annexation Notice [Lot 1, Block "A", Catellus Austin Retail, L.P. Surplus Tract] Mueller Master Community and Mueller EC/TC Community	2009190774