

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Mar 07, 2025 01:47 PM Fee: \$41.00

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Electronically Recorded

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

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent of Addison Master 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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Addison.
2. Name of Association: The name of the Association is Addison Master Community, Inc.
3. Recording Data for the Subdivision:
 - a. Addison Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201400005 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - b. Addison Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201400204 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - c. Addison Section 3, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201600267 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - d. Addison Section 4, a Small Lot Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201800193 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - e. Addison Section 5, a Small Lot Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202000205 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Addison Master Covenant.

- (2) Addison First Amendment to the Master Covenant.
- (3) Addison Development Area Declaration *[Residential]*.
- (4) Addison First Amendment to Development Area Declaration *[Residential]*.
- (5) Addison Second Amendment to Development Area Declaration *[Residential]*.
- (6) Addison Development Area Declaration *[Residential]* Residential Development Area 2.
- (7) Addison Notice of Applicability *[Residential]* Section 1.
- (8) Addison Notice of Applicability *[Residential]* Section 2.
- (9) Addison Notice of Withdrawal *[Development Area Declaration – Residential]* Section 3.
- (10) Addison Notice of Applicability *[Residential]* Residential Development Area 2.

b. Recording Information:

- (1) Travis County Clerk's File No. 2014002679.
- (2) Travis County Clerk's File No. 2015167705.
- (3) Travis County Clerk's File No. 2014129038.
- (4) Travis County Clerk's File No. 2015167706.
- (5) Travis County Clerk's File No. 2016001370.
- (6) Travis County Clerk's File No. 2018007815.
- (7) Travis County Clerk's File No. 2014129224.
- (8) Travis County Clerk's File No. 2015014571.
- (9) Travis County Clerk's File No. 2018007814.
- (10) Travis County Clerk's File No. 2018008259.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Addison Master Community, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
ADDMASTE@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at: www.ciranet.com/residentportal.
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	\$75.00
Refinance Fee	\$250.00
Conveyance Processing Fee	\$ 325.00
Statement of Account Fee	\$350.00
Conveyance Document Fee with Statement of Account	\$375.00
Document Rush Fee	\$275.00
Working Capital Assessment [First Amendment to Master Covenant Article V, Section 5.08]	Each Owner (other than Declarant) will pay a one-time Working Capital Assessment to the Association. The amount of the Working Capital Assessment is \$200.00. The Working Capital Assessment will be due and payable to the Association immediately upon each transfer of title to the Lot or Condominium Unit. Some exemptions may apply.

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 27th day of February, 2025.

ADDISON MASTER COMMUNITY, INC.

By: RealManage,
Managing Agent

By: B. Janovsky

Printed: Brittany Janovsky

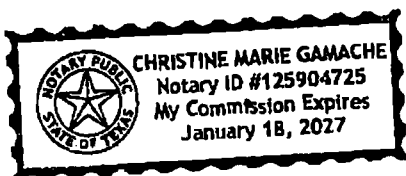
Its: CAM

*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 Williamson §

BEFORE ME, the undersigned notary public, on this 27th day of February 2025 personally appeared Brittany Janovsky, Community Manager, of RealManage, Managing Agent for Addison Master 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.



Christine Gamache
Notary Public in and for the State of Texas