

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



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Rebecca Guerrero, County Clerk
Travis County, Texas

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

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent of Easton Park Master 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 Easton Park.
2. Name of Association: The name of the Association is Easton Park Master Community, Inc.
3. Recording Data for the Subdivision:
 - a. Easton Park, Section 1A, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201500121 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - b. Easton Park Section 1B Amended Plat, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201700270 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - c. Easton Park, Section 1C, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201600197 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - d. Easton Park, Section 1C, Phase 2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201700293 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - e. Easton Park Subdivision, Section 2A, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201600229 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
 - f. Easton Park Subdivision, Section 2A.2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201700253 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.

- g. Easton Park, Section 2A, Phase 3, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202100033 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
- h. Easton Park, Section 2A, Phase 4, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202100034 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
- i. Easton Park, Section 2B, Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201700302 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
- j. Easton Park, Section 2B, Phase 2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201900102 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
- k. Easton Park, Section 2B, Phase 3, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201700307 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
- l. Mirabel Park, Phase 1 Easton Park Section 2C, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201900209 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
- m. Mirabel Park, Phase 2 Easton Park Section 2C, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202000104 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
- n. Easton Park, Section 3A, Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202100134 of the Official Public Records of Travis County, Texas, and all amendments thereto and replats thereof, if any.
- o. Easton Park, Section 4A, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202000215 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) Easton Park Amended and Restated Master Covenant [Residential].
- (2) Easton Park First Amendment to Amended and Restated Master Covenant.

- (3) Easton Park Amended and Restated Development Area Declaration [*Single-Family Residential*].
- (4) Easton Park First Supplement to Development Area Declaration [*Single-Family Residential*].
- (5) Easton Park Supplement to Amended and Restated Development Area Declaration [*Single-Family Residential*] [Section 2A].
- (6) Easton Park Amended and Restated Community Enhancement Covenant [*Residential*].
- (7) Easton Park Declaration of Covenants and Restrictions Regarding Affordable Housing.
- (8) Easton Park Development Area Declaration [*Multi-Family*].
- (9) Easton Park Amended and Restated Notice of Annexation [Section 1A].
- (10) Easton Park Amended and Restated Notice of Annexation [Section 1B] [*Union Park West Condominiums*].
- (11) Easton Park Notice of Annexation [Section 1C].
- (12) Easton Park Notice of Annexation [Section 1C, Phase 2].
- (13) Easton Park Amended and Restated Notice of Annexation [EP Residential Condominiums].
- (14) Easton Park Notice of Annexation [Section 2A, Phase 3].
- (15) Easton Park Notice of Annexation [Section 2A, Phase 4].
- (16) Easton Park Notice of Annexation [Section 2B, Phase 1].
- (17) Easton Park Notice of Annexation [Section 2B, Phase 2].
- (18) Easton Park Notice of Annexation [Section 2B, Phase 3].
- (19) Easton Park Mirabel Park Notice of Annexation [*Mirabel Park, Phase 1 Easton Park Section 2C*].
- (20) Easton Park Mirabel Park Notice of Annexation [*Mirabel Park, Phase 2 Easton Park Section 2C*].
- (21) Easton Park Skyline Park Notice of Annexation [Section 3A, Phase 1].
- (22) Easton Park Notice of Annexation [Section 4A].
- (23) Easton Park Notice of Annexation [*Residential*].

b. Recording Information:

- (1) Travis County Clerk's File No. 2016027307.
- (2) Travis County Clerk's File No. 2019199893.
- (3) Travis County Clerk's File No. 2016027353.

- (4) Travis County Clerk's File No. 2017202751.
- (5) Travis County Clerk's File No. 2018045961.
- (6) Travis County Clerk's File No. 2016027463.
- (7) Travis County Clerk's File No. 2021273071.
- (8) Travis County Clerk's File No. 2021273063.
- (9) Travis County Clerk's File No. 2016028051.
- (10) Travis County Clerk's File No. 2019179246.
- (11) Travis County Clerk's File No. 2016206243.
- (12) Travis County Clerk's File No. 2018001570.
- (13) Travis County Clerk's File No. 2019174722.
- (14) Travis County Clerk's File No. 2021040055.
- (15) Travis County Clerk's File No. 2021040057.
- (16) Travis County Clerk's File No. 2017202427.
- (17) Travis County Clerk's File No. 2019082440.
- (18) Travis County Clerk's File No. 2017204669.
- (19) Travis County Clerk's File No. 2019162822.
- (20) Travis County Clerk's File No. 2020090078.
- (21) Travis County Clerk's File No. 2021125311.
- (22) Travis County Clerk's File No. 2020184638.
- (23) Travis County Clerk's File No. 2021275351.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Easton Park Master Community, Inc. c/o Cohere Life, 7604 Solari, Austin, TX 78744

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Cohere Life
 7604 Solari
 Austin, TX 78744
 512.641.3975
eastonpark@coherelife.com

7. The Association's Dedicatory Instruments are available to Members online at:
<https://nabrnetwork.com/site/3237/home>

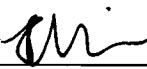
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Document Fee	\$ 325.00
Transfer Fee	\$ 125.00
Third-Party Disclosure Processing Fee	\$ 50.00
Working Capital Fee (1/2 of the Annual Assessment)	\$ 336.00
Community Enhancement Fee (for sales between owners)	.5% of sales price
2 Months of Upfront Assessments	\$ 112.00
Declarant to Builder – per lot	\$ 100.00
Resale Rush Fee (1 business day)	\$ 300.00 + 3 rd Party Fee
Resale Rush Fee (3 business days)	\$ 100.00 + 3 rd Party Fee
Resale Update Fee	\$ 45.00 + 3 rd Party Fee
Lender Document Fee	\$ 100.00

Executed on this ____ day of _____, 2022.

EASTON PARK MASTER COMMUNITY, INC.

By: Cohere Life,
Managing Agent

By:  _____

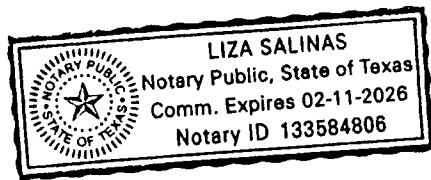
Printed: Teffani Davis

Its: Executive Director

*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 13th day of July, 2022 personally appeared Jeppani Paris, of Cohere Life, Managing Agent for Easton Park Master Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Liza Salinas
 Notary Public in and for the State of Texas