



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Nov 12, 2021 09:24 AM Fee: \$38.00

2021249933

\*Electronically Recorded\*

STATE OF TEXAS

COUNTY OF TRAVIS

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
for  
**BARTON CREEK ABC WEST COMMUNITY, INC.**

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Barton Creek ABC West Community, Inc.
2. Name of project or subdivision: Barton Creek ABC West (Wimberly Lane)
3. Recording data for subdivision (Plat recording information for land subject to the deed restrictions): See Exhibit A
4. Recording data for the declaration and any/all amendments: See Exhibit A
5. Contact information for association's managing agent:

Name: Certified Management of Austin, LLC  
Mailing address: 101 River Hills Dr., Georgetown, Texas 78628  
Phone number: 512-339-6962  
Email address: [frontdesk@cmaaustin.com](mailto:frontdesk@cmaaustin.com)

6. Association website (if Association contains 60 or more lots or is professionally managed):

[www.cmaaustin.com/community/wimberly-lane](http://www.cmaaustin.com/community/wimberly-lane)

7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale: \$375 (please note that if the property is in an HOA with a "master" and "sub" association a resale certificate is needed for both associations)

Statement of account for approved developers/builder: \$200

Refinancing statement: \$100

Resale certificate update: \$75 (due in advance)

Cancellation: \$50 (withheld if refund approved)

CondoCert service fees: \$29-\$40

Conveyance Fee: \$150

Conveyance fee if no resale certificate ordered: \$375

Transfer fee (to HOA): \$50

**Please plan ahead when ordering a resale certificate or update, by law the association has 10 business days to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This is not a fee related to transfer but rather related to providing documentation on an accelerated basis. The fee is \$150 if the service is offered.**

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.*

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Barton Creek ABC West Community, Inc.

By \_\_\_\_\_

Printed name Lo Fonteno

Title: Officer OR Managing agent (circle one)

Date Nov. 10, 2021

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on November 10

2021 by Lo Fonteno

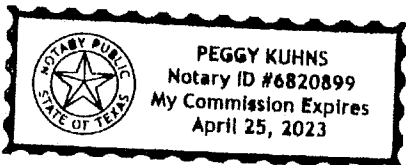
in the above stated capacity.

Notary signature Peggy Kuhns

Notary Public for the State of Texas

Printed name of notary Peggy Kuhns

My commission expires 4-25-2023



After recording, please return to:

Nieman & Heyer LLP  
1122 Colorado, Suite 313  
Austin, TX 78701

/Volumes/File Server/CLIENTS/BartonCreek ABC West (akaWimberlyLane)/Rules Legislative  
2021/ManagementCertBartonCreekWestHomeownersAssociation,Inc.2021 9-14-21 w: Ex. A.doc

**EXHIBIT A**

**ABC BARTON CREEK AKA WIMBERLY LANE**

1. The following Declaration of Covenants, Conditions and Restrictions recorded in, **Vol./Pg. 11324/707, 13281/35,** Official Public Records Travis County, Texas
  
2. Notice of Dedicatory Instruments recorded in, **Vol./Pg. 11706/726, 13174/636, 101/164, Inst. 1999158831, 2020097624,** Official Public Records Travis County, Texas
  
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions and Restrictions recorded in, **Vol./Pg. 12110/1340, 12881/1132, 13390/2930, Inst. 199125315, 2002173907, 2005184130, 2006021079, 2017111818,** Official Public Records Travis County, Texas