

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

June 01, 2022 12:39:53 PM

202212222

FEE: \$34.00
CERTIFICATE

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LAKE THUNDERBIRD OWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

The undersigned, being the Designated Representative for Lake Thunderbird Owners Association, 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 prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Lake Thunderbird.
2. Name of Association: The name of the Association is Lake Thunderbird Owners Association.
3. Recording Data for the Subdivision in Bastrop County:
 - a. Lake Thunderbird, Section One (1), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Cabinet 1, Page 57B of the Map Records of Bastrop County, Texas and all amendments to or replats of said maps and plats, if any.
 - b. Lake Thunderbird, Section Two (2), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Cabinet 1, Page 59A of the Map Records of Bastrop County, Texas and all amendments to or replats of said maps and plats, if any.
 - c. Lake Thunderbird, Section Three (3), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Cabinet 1, Page 61A of the Map Records of Bastrop County, Texas and all amendments to or replats of said maps and plats, if any.
 - d. Lake Thunderbird, Section Four (4), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Cabinet 1, Page 63A of the Map Records of Bastrop County, Texas and all amendments to or replats of said maps and plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Subdivision Restrictions for Lake Thunderbird Subdivision (Section 1).

- (2) Subdivision Restrictions for Section 2 of Lake Thunderbird Subdivision.
- (3) Subdivision Restrictions for Section 3 of Lake Thunderbird Subdivision.
- (4) Subdivision Restrictions for Section IV of Lake Thunderbird Subdivision.
- (5) Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision.
- (6) Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision.
- (7) Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision.
- (8) Amended Subdivision Restrictions for Lake Thunderbird Subdivision.
- (9) Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision.
- (10) Amended Subdivision Restrictions for Lake Thunderbird Subdivision.
- (11) Lake Thunderbird Owners Association Section I, II, III, IV, Amended Restrictions.
- (12) Amendment to Restrictions.

b. Recording Information:

- (1) Volume 197, Page 621, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (2) Volume 198, Page 736, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (3) Volume 200, Page 391, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (4) Volume 201, Page 906, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (5) Volume 378, Page 112, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (6) Volume 548, Page 526, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (7) Volume 789, Page 726, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (8) Volume 1084, Page 525, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (9) Bastrop County Clerk's File No. 200903448.
- (10) Bastrop County Clerk's File No. 201903629.
- (11) Bastrop County Clerk's File No. 201905601.
- (12) Bastrop County Clerk's File No. 201908558.

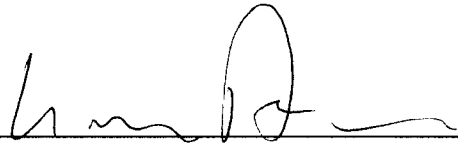
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lake Thunderbird Owners Association, P.O. Box 68, Smithville, Texas 78957.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: William Avery, Secretary, Lake Thunderbird Owners Association, P.O. Box 68, Smithville, Texas 78957, (512) 799-9564, williamavery@ltoa.net.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://www.ltoa.net/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$75.00

Executed on this 1 day of June, 2022.

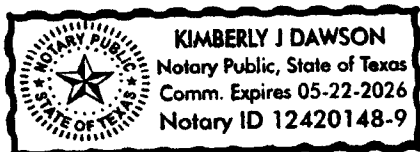
LAKE THUNDERBIRD OWNERS ASSOCIATION

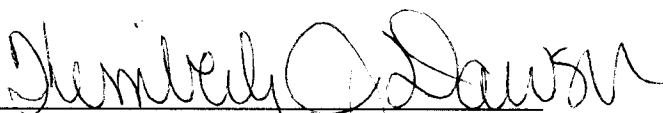
By: 
 William Avery, Designated Representative

*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 BASTROP §

BEFORE ME, the undersigned notary public, on this 1 day of June, 2022 personally appeared William Avery, Designated Representative for Lake Thunderbird Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




 Notary Public in and for the State of Texas