

AMENDMENT TO CERTAIN INSTRUMENTS OF THE
CAT MOUNTAIN HOMEOWNERS ASSOCIATION, INC.



TRV

2016004580

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The undersigned, Davison W. Grant, as the duly elected, qualified and acting Treasurer of the Cat Mountain Homeowners Association, Inc., a Texas non-profit corporation, hereby certifies on behalf of the Association that the following document attached hereto as Attachment A is a true and correct copy of the Listing of Certain Fees and Charges (As Amended). This listing replaces and supercedes the list previously in Attachment B to Document 20118890 filed on December 27, 2011, in the Travis County Official Public Records.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as Treasurer on behalf of the Association this 30th day of December, 2015.

By: 

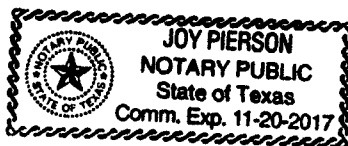
Printed Name: Davison W. Grant


Title: Treasurer

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on December 30, 2015, by Davison W. Grant, Treasurer of the Cat Mountain Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:

Gregory S. Cagle
4330 Gaines Ranch Loop, Ste. 150
Austin, Texas 78735

CAT MOUNTAIN HOMEOWNERS ASSOCIATION INC.

CERTAIN FEES AND CHARGES (As Amended)

Homeowner Monthly Maintenance Assessment

The current monthly maintenance assessment duly established pursuant to Article V of the Declaration of Covenants, Conditions and Restrictions.

Fees Charged for the Resale Certificate and Homeowners Packet

The Cat Mountain Homeowners Association imposes fees in connection with certain documents which are provided when a lot within the Association is sold. The Association has the authority to do so based on Texas Property Code Section 207.003(c), which states: "A property owners' association may charge a reasonable fee to assemble, copy, and deliver the information required by this section and may charge a reasonable fee to prepare and deliver an update to a resale certificate."

The Association's Manager prepares the following materials, which are included in the documentation for the sale of a lot:

- A Homeowner Packet, which includes Association documents (Covenants, Conditions, and Restrictions; Bylaws; Architectural Guidelines and Standards; Collection Policy; Joinders; Articles of Incorporation; and Articles of Amendment.
- A waiver letter regarding the Association's right of first refusal and Resale Certificate. This letter includes information about the homeowner maintenance assessment and also advises the title agent to collect the Resale Certificate Fee and Homeowner Packet Fee.
- As necessary, additional information about property liens, etc. may also be included.

Homeowner Packet

The fee charged for the documents comprising the Homeowner Packet is included as a closing cost on the buyer's closing statement in the amount approved by the Board of Directors of the Association.

Resale Certificate

The fee for the Resale Certificate is included as a closing cost on the seller's closing statement in the amount approved by the Board of Directors of the Association.

Key Deposit

The Cat Mountain Homeowners Association imposes a deposit fee for the key provided for: (a) access to the swimming pool and (b) access to the tennis court statement in the amount approved by the Board of Directors of the Association. A separate deposit fee applies to the swimming pool key, and a separate deposit applies to the tennis court key.

Treatment of deposit upon the sale of a lot: Upon the sale of a lot, the deposit for a key will be returned to the selling homeowner if the selling homeowner returns the key to the Association.

Architect Review

The Cat Mountain Homeowners Association imposes a fee for the review by the Association's architect of the final plans for the construction of a house on a lot. The Architect fee reimburses the Association for the cost of the review the final plans for the construction of a house by the Association's architect in the amount approved by the Board of Directors of the Association.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jan 13, 2016 09:09 AM

2016004580

BENAVIDESV: \$34.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS