FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado, County Clerk
Travis County, Texas
Jan 15, 2025 03:49 PM Fee: $45.00
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PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE AUSTONIAN CONDOMINIUM ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTIES OF TRAVIS §

The undersigned, being an Officer of The Austonian Condominium Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The Austonian.

2. Name of Association: The Austonian Condominium Association, Inc.

3. Location of the Condominium:

   a. The Austonian, 200 Congress Ave, Austin, TX 78701.

4. Recording Data for the Condominium Declaration:

   a. Declaration of Condominium Regime of The Austonian, A Condominium Community, recorded on October 22, 2007, as Document No. 2007193505, Official Public Records of Travis County, Texas.
   b. First Amended and Restated Declaration of Condominium Regime of The Austonian, a Condominium Community, recorded on April 16, 2010, filed under Document No. 2010052799 of the Official Public Records of Travis County, Texas.
   c. First Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective June 3, 2010, filed under Document No. 2010081151 of the Official Public Records of Travis County, Texas.
   d. Second Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective October 22, 2010, filed under Document No, 2010162377 of the Official Public Records of Travis County, Texas.
   e. Third Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective November 5, 2010, filed under Document No. 2010181259 of the Official Public Records of Travis County, Texas.
   f. Fourth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective May 23, 2011, filed under Document No. 2011075988 of the Official Public Records of Travis County, Texas.
   g. Fifth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective August 17,

2011, filed under Document No. 2011120992 of the Official Public Records of Travis County, Texas.

h. Sixth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective January 23, 2012, filed under Document No. 2012011478 of the Official Public Records of Travis County, Texas.

i. Seventh Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective September 17, 2012, filed under Document No. 2012155885 of the Official Public Records of Travis County, Texas.

j. Eighth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective September 27, 2012, filed under Document No. 2012163664 of the Official Public Records of Travis County, Texas.

k. Ninth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective December 3, 2012, filed under Document No. 2012203806 of the Official Public Records of Travis County, Texas.

l. Tenth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective December 31, 2012, filed under Document No. 2013001819 of the Official Public Records of Travis County, Texas.

m. Eleventh Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective March 27, 2013, filed under Document No. 2013058380 of the Official Public Records of Travis County, Texas.

n. Twelfth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective May 2, 2013, filed under Document No. 2013082893 of the Official Public Records of Travis County, Texas.

o. Thirteenth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective May 3, 2013, filed under Document No. 2013082981 of the Official Public Records of Travis County, Texas.

p. Fourteenth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective June 14, 2013, filed under Document No. 2013110831 of the Official Public Records of Travis County, Texas.

q. Fifteenth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective December 26, 2013, filed under Document No. 2013225566 of the Official Public Records of Travis County, Texas.

r. Sixteenth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective July 17, 2014, filed under Document No. 2014106587 of the Official Public Records of Travis County, Texas.

s. Seventeenth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated

effective August 21, 2014, filed under Document No. 2014126117 of the Official Public Records of Travis County, Texas.

t. Eighteenth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective May 27, 2015, filed under Document No. 2015081905 of the Official Public Records of Travis County, Texas.

u. Nineteenth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective September 21, 2017, filed under Document No. 2017155676 of the Official Public Records of Travis County, Texas.

v. Twentieth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective November 21, 2017, filed under Document No. 2017190242 of the Official Public Records of Travis County, Texas.

w. Twenty-First Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective June 7, 2018, filed under Document No. 2018088543 of the Official Public Records of Travis County, Texas.

x. Twenty-Second Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective June 8, 2018, filed under Document No. 2018089362 of the Official Public Records of Travis County, Texas.

y. Twenty-Third Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective October 24, 2018, filed under Document No. 2018168482 of the Official Public Records of Travis County, Texas.

z. Twenty-Fourth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective June 8, 2018, filed under Document No. 2019105795 of the Official Public Records of Travis County, Texas.

aa. Twenty-Fifth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective December 17, 2019, filed under Document No. 2019198371 of the Official Public Records of Travis County, Texas.

bb. Twenty-Sixth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective May 21, 2020, filed under Document No. 2020082446, of the Official Public Records of Travis County, Texas.

cc. Twenty-Seventh Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective May 21, 2020, filed under Document No. 2021056095 of the Official Public Records of Travis County, Texas.

dd. Twenty-Eighth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective May 14, 2020, filed under Document No. 2021110584 of the Official Public Records of Travis County, Texas.

ee. Twenty-Ninth Amendment to First Amended and Restated Declaration of Condominium Regime for The Austonian, a Condominium Community, dated effective May 14, 2020,

filed under Document No. 2021120789 of the Official Public Records of Travis County, Texas.

5. Name and Mailing Address of the Association is: The Austonian Condominium Association, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The Austonian Condominium Association, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.

7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via https://www.fsresidential.com/texas/resale-and-lender-documents. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.

9. The Association's website is: Theaustonian.com

10. Fees charged by the Association upon the sale or transfer of a Unit:

Transfer Fee	$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	$375; $450; $500
Resale Disclosure Update (within 60 days of original request)	$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	$150; $225; $275
HOA Questionnaire (optional) – (Single Family)	$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	$220; $275; $325
Working Capital Fee/Reserves Contribution	Two months working cap, two months reserves, one month advanced dues to operating

Executed on this the 15th day of January 2025

The Austonian Condominium Association, Inc., a Texas non-profit corporation

By: _____
Michael Scully, Officer

THE STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF Travis §

BEFORE ME, the undersigned notary public, on this the 15th day of January 2025 personally appeared Michael Scully, Officer of The Austonian Condominium Association, 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 and on behalf of the Association.

COURTNEY JAYNE WINTER
Notary Public, State of Texas
Comm. Expires 10-21-2028
Notary ID 132715472

_____
Notary Public in and for the State of Texas