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Rebecca Guerrero, County Clerk
Travis County, Texas
Nov 03, 2022 11:25 AM Fee: $34.00
2022176125
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STATE OF TEXAS

COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
RIVER OAKS AT WESTLAKE HOMEOWNERS ASSOCIATION, INC.

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

1. Legal name of owners association: River Oaks at Westlake Homeowners Association, Inc.

2. Name of project or subdivision: Westview on Lake Austin aka River Oaks at Westlake

3. Recording data for subdivision: 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: Inframark, LLC
   Mailing address: 14050 Summit Drive, Suite 103, Austin, TX 78728
   Phone number: 512-339-6962
   Email address: customercare@inframark.com

6. Association website: https://www.cmaaustin.com/community/river-oaks-westlake

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
Questionnaire: $100
Resale certificate update: $75 (due in advance)
Cancellation: $50 (withheld if refund approved)
Condo Cert service fees: $29-$40
Conveyance Fee: $150
Conveyance fee if no resale certificate ordered: $375

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 fees is not a fee associated with transfer of title but a fee for expedited timeframe beyond that required by statute. The rush fee if service is available is $150.

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.

River Oaks at Westlake Homeowners Association, Inc.

By Tobin D Hurley

Printed name Tobin Hurley

Title: Officer OR (Managing agent) (circle one)

Date 9-26-22

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on 9-26-22, 2022 by Tobin in the above stated capacity.

Notary signature Peggy Kuhns

Notary Public for the State of TX

Printed name of notary Peggy Kuhns

My commission expires 4-25-23

PEGGY KUHNS
Notary ID #6820899
My Commission Expires
April 25, 2023

After recording, please return to:

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

Exhibit A

RIVER OAKS AT WESTLAKE

1. The following Declaration of Covenants, Conditions, and Restrictions recorded in, **Vol./Pg. 13133/296**, Official Public Records **Travis** County, Texas.
2. Notice of Dedicatory Instruments recorded in, **Vol./Pg. 99/58, 99/61, Inst. 2000037298, 2011164853, 2001099455, 2011136967, 2011171079, 2020018935**, 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. 13374/3**, Official Public Records **Travis** County, Texas.

/Volumes/File Server/CLIENTS/Inframark/River Oaks at Westlake/RiverOaks Mgmt Cert Inframark.doc