FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir, County Clerk
Travis County, Texas
Sep 02, 2021 04:11 PM Fee: $38.00
2021197684
Electronically Recorded

MANAGEMENT CERTIFICATE
OF
THE VILLAGE AT MANOR COMMONS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of The Village at Manor Commons Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Village at Manor Commons.

2. The name of the association: The Village at Manor Commons Residential Community, Inc., a Texas nonprofit corporation.

3. The recording data for the subdivision: All that certain real property in Travis County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for The Village at Manor Commons, recorded under Document No. 2018077166 in the Official Public Records of Travis County (the "**Declaration**"). The description of the real property described on Exhibit "A" to the Declaration is supplemented by the recorded plats referenced on Attachment 2 attached hereto.

4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.

5. The name and mailing address of the association The Village at Manor Commons Residential Community, Inc., c/o PS Property Management Company, Inc., P.O. Box 7079, Round Rock, TX 78683.

6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	PS Property Management Company, Inc.
Attn.:	Ricky Zilem
Mailing Address:	P.O. Box 7079, Round Rock, TX 78683.
Telephone Number:	512-251-6122
Email Address:	info@psprop.net

7. Website to access the association's dedicatory instruments: owner.psprop.net.

8. Amount and description of fees collected at the time of a property transfer in the subdivision: The fees are in the following amounts:

   Working Capital Assessment - $250.00

   Regular Assessment - $100 (Quarterly)

   Resale Certificate Fee - $375.00.

New Account Set Up Fee - $170.00.

EXECUTED to be effective on the date this instrument is Recorded.

THE VILLAGE AT MANOR COMMONS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation

By: _____
Printed Name: BRANDON REINHART
Title: PRESIDENT

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 1st day of SEPTEMBER, 2021 by BRANDON REINHART, PRESIDENT of The Village at Manor Commons Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL] OLGA M REAGOR
Notary Public, State of Texas
Comm. Expires 07-20-2024
Notary ID 12906191-3

_____
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for The Village at Manor Commons, recorded as Document No. 2018077166 in the Official Public Records of Travis County, Texas.

2. The Village at Manor Commons Adoption of Working Capital Assessment, recorded as Document No. 2018166159 in the Official Public Records of Travis County, Texas.

3. The Village at Manor Commons Community Manual, recorded as Document No. 2018077253, Official Public Records of Travis County, Texas.

4. The Village at Manor Commons Assignment of Declarant's Rights, recorded as Document No. 2021163846, Official Public Records of Travis County, Texas.

5. The Village at Manor Commons First Supplement to Community Manual, recorded as Document No. 2021196550, Official Public Records of Travis County, Texas.

ATTACHMENT 2

RECORDING DATA FOR THE RECORDED PLATS

1. All lots in Village at Manor Commons, Phase 1, according to the map or plat recorded as Document No. 201900096, Official Public Records of Travis County, Texas, as amended by that certain Amended Plat of Village at Manor Commons, Phase 1, Amending Lots 1 through 25, Block A, recorded as Document No. 201900265, Official Public Records of Travis County, Texas.