



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Apr 07, 2025 10:33 AM Fee: \$29.00

2025036584

Electronically Recorded

San Pedro Flats Homeowners' Association, Inc.
Management Certificate

This Property Owners' Association Management Certificate is being recorded by San Pedro Flats Homeowners' Association, Inc. (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

Name of the Subdivision: San Pedro Flats

Name of the Association: San Pedro Flats Homeowners' Association, Inc.

Subdivision Location: 2708 San Pedro, Austin, Texas 78705

Recording Data for the Subdivision: Recorded in Document No. 2012098284 in the Real Property Records of Travis County, Texas.

Recording Data for the Declaration is: Recorded in Document No. 2012098284 in the Real Property Records of Travis County, Texas.

Name and Mailing Address of the Association:

San Pedro Flats Homeowners' Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative:

San Pedro Flats Homeowners' Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

Website Address of the Association:

<https://www.rowcal.com>

Property Transfer Fee(s) Charged by the Association:

Resale Certificate: \$450
Advanced Dues: Current monthly assessment 2x
Resale Certificate UPDATE (1-180 days): \$75
Transfer Fees: \$275
HomeWise Convenience Fee: \$9.95
HomeWise Process Fees: \$20-50
Resale Certificate RUSH: \$75-125

Other Information

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

ACKNOWLEDGEMENT

State of Texas

County of Travis

Signed this the 2nd day of April, 2025.

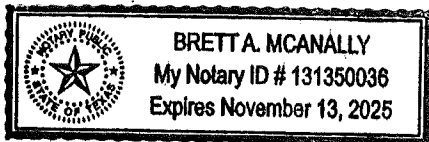
San Pedro Flats Homeowners' Association, Inc.
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC
Name of Association or Person Managing Association

By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent
Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 2nd day of April, 2025.
Acknowledged this instrument was signed for the purposes and intent herein expressed.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Brett McAnally

My Commission Expires 11/13/2025

After recording, return to the managing agent, RowCal Management:

San Pedro Flats Homeowners' Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442