

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Oct 13, 2023 08:43 AM Fee: \$34.00

2023117147

Electronically Recorded

STATE OF TEXAS §

COUNTY OF TRAVIS §

COUNTY OF WILLIAMSON §

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
GREENRIDGE (PFLUGERVILLE) HOMEOWNERS' ASSOCIATION, INC.

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

1. Legal name of owners association: **GREENRIDGE (PFLUGERVILLE) HOMEOWNERS' ASSOCIATION, INC.**
2. Name of project or subdivision: **Greenridge subdivision**
3. Recording data for subdivision:

	Travis County, Texas	Williamson County, Texas
Phase I	Instrument No. 200100235 in the Official Public Records of Travis County, Texas	CABINET V SLIDES 9-12; Instrument No. 2001060236 in the Official Public Records of Williamson County, Texas
Phase II	Instrument No. 200200275 in the Official Public Records of Travis County, Texas	
Phase III	Instrument No. 200200339 in the Official Public Records of Travis County, Texas	
Phase IV	Instrument No. 200600159 in the Official Public Records of Travis County, Texas	
Phase V	Instrument No. 200800237 in the Official Public Records of Travis County, Texas	
Phase VI	Instrument Nos. 200200338 and 200300181 in the Official Public Records of Travis County, Texas	

4. Recording data for the declaration:

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Greenridge, filed of record as Document No. 2001216002 of the Official Public Records of Travis County, Texas and as Document No. 2001095231 of the Official Public Records of Williamson County, Texas; that certain First Supplement to Declaration of Covenants, Conditions and Restrictions for Greenridge, recorded as Document No. 2002156310 of the Official Public Records of Travis County, Texas; that certain Second Supplement to Declaration of Covenants, Conditions and Restrictions for Greenridge, recorded as Document No. 2002156311 of the Official Public Records of Travis County, Texas; that certain Third Supplement to Declaration of Covenants, Conditions and Restrictions for Greenridge, recorded as Document No. 2002156312 of the Official Public Records of Travis County, Texas; that certain Fourth Supplement to Declaration of Covenants, Conditions and Restrictions for Greenridge, recorded as Document No. 2002156314 of the Official Public Records of Travis County, Texas; that certain Assignment of Declarant's Rights and Second Amendment to Declaration of Covenants, Conditions and Restrictions [Greenridge], filed of record as Document No. 2007051994 of the Official Public Records of Travis County, Texas and as Document No. 2007023481 of the Official Public Records of Williamson County, Texas; that certain Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions [Greenridge], filed of record as Document No. 2009168566 of the Official Public Records of Travis County, Texas and as Document No. 2009078081 of the Official Public Records of Williamson County, Texas; that certain that certain Assignment of

Declarant's Rights and Third Amendment to Declaration of Covenants, Conditions and Restrictions [Greenridge], filed of record as Document No. 2011156533 of the Official Public Records of Travis County, Texas, and the consolidated declaration filed as Document no 2015072865 in the Official Public Records of Williamson County, Texas and Document no 2015129845 in the Official Public Records of Travis County, Texas.

5. Name and Mailing Address for Association and Management Company:

Greenridge (Pflugerville) Homeowners' Association, Inc.
c/o PS Property Management Company Inc.
1490 Rusk Road, Suite 301
Round Rock, Texas 78665
(512) 251-6122
Email address: info@psprop.net

6. Association website: www.psprop.net

7. Amount and description of all fees or charges by the association relating to a property transfer:

\$375 Resale Certificate
\$75 Update to Resale Certificate
\$190 New Account Setup Fee
\$100 Transfer Fee

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. If the service is provided the fee will be
\$125 for 1-day rush or \$75 for 5-day rush.

Prior to purchase, a prospective buyer is advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, to obtain an official Resale Certificate from the Association, and to perform a comprehensive physical inspection of the property and common areas. 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 name of 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 revised management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

GREENRIDGE (PFLUGERVILLE) HOMEOWNERS'
ASSOCIATION, INC.

Rick Zilem
Printed Name: Rick Zilem

Title: ASSOCIATION MANAGER

Date: October 11, 2023

STATE OF TEXAS §
COUNTY OF Williams §

This instrument was acknowledged before me on October 11,
2023 by Rick Zilem in the above stated capacity.

Notary signature

Notary Public for the State of

Texas

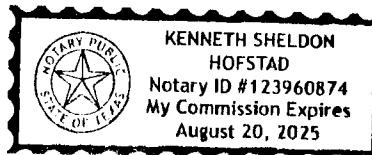
Printed name of notary

Kenneth Sheldon Hofstad

My commission expires

8-20-2025

/Volumes/File Server/CLIENTS/Greenridge (Pflugerville)/Management Certificate 2023/MgmtCertRevised 10 6 23 fnl .doc



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COUNTY OF TRAVIS §

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GREENRIDGE (PFLUGERVILLE) HOMEOWNERS'
ASSOCIATION, INC.

Rick Zilem
Printed Name: Rick Zilem

Title: ASSOCIATION MANAGER

Date: October 11, 2023

STATE OF TEXAS §
COUNTY OF Williams §

This instrument was acknowledged before me on October 11,
2023 by Rick Zilem in the above stated capacity.

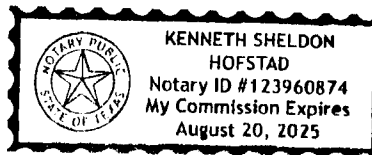
Notary signature [Signature]

Notary Public for the State of Texas

Printed name of notary Kenneth Sheldon Hofstad

My commission expires 8-20-2025

/Volumes/File Server/CLIENTS/Greenridge (Pflugerville)/Management Certificate 2023/MgmtCertRevised 10 6 23 fnl.doc



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023085650

Pages: 4 Fee: \$34.00

10/13/2023 08:30 AM

JDISHER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas