



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

May 22, 2026 09:33 AM Fee: \$33.00

2026060169

Electronically Recorded

STATE OF TEXAS §

COUNTIES OF TRAVIS AND 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: See Exhibit "A" and any amendments and supplements thereto as further described in the documents referenced in paragraph 4.
4. Recording data for the declaration and any/all amendments: Consolidated Declaration of Covenants, Conditions, and Restrictions for Greenridge, recorded as Document No. 2015129845, Official Public Records of Travis County, Texas and Document No. 2015072865, Official Public Records, Williamson County, Texas

5. Name and Mailing Address of the Association / person managing the association:

Name: PS Property Management
Mailing address: PO Box 7079, Round Rock, Texas 78683
Phone number: 512-251-6122
Email address: info@psprop.net

6. Website: <https://owner.psprop.net>

7. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision:

Resale Certificate:	\$375
Resale Certificate Update:	\$75
Resale Certificate 5-Day Rush:	\$75
Resale Certificate 1-Day Rush:	\$125
New Account Set-Up:	\$265
Compliance Inspection Fee:	\$169
Transfer Fee	\$100 ¹

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.

¹ Declaration §4.3c

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.

**GREENRIDGE (PFLUGERVILLE)
HOMEOWNERS' ASSOCIATION, INC.**

By Richard M. Zilem Sr
 Printed name Richard M. Zilem Sr
 Title: Officer OR Managing agent (circle one)

STATE OF TEXAS

COUNTY OF Travis + Williamson

This instrument was acknowledged before me on [date] May 20, 2026 by [name of person signing for association] Richard M. Zilem Sr in the above stated capacity.



Notary signature Kristine Michelle Bell
 Notary Public for the State of Texas
 Printed name of notary Kristine Michelle Bell
 My commission expires September 02, 2029

After recording, please return to:

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

/Volumes/File Server CLIENTS Greenridge (Pflugerville) MgmtCrt2026/ManagementCrtGreenridge.docx

Exhibit "A"

Greenridge, Phase 1, recorded as Document No. 200100235 in the Official Public Records of Travis County, Texas and Cabinet V, slides 9-12, Official Public Records Williamson County, Texas

Greenridge, Phase 2, recorded as Document Nos. 2002156310 and 200200275 in the Official Public Records of Travis County, Texas

Greenridge, Phase 3, recorded as Document Nos. 2002156311 and 200200339 in the Official Public Records of Travis County, Texas

Greenridge, Phase 4, recorded as Document Nos. 2004055433 and 200600159 in the Official Public Records of Travis County, Texas

Greenridge, Phase 5, recorded as Document Nos. 2004055433 and 200800237 in the Official Public Records of Travis County, Texas

Greenridge, Phase 6, recorded as Document Nos. 2002156312, 200200338, and 200300181 in the Official Public Records of Travis County, Texas

Greenridge, Phase 8, recorded as Document No. 200600210 in the Official Public Records of Travis County, Texas

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**GREENRIDGE (PFLUGERVILLE)
HOMEOWNERS' ASSOCIATION, INC.**

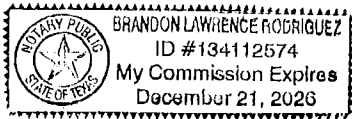
By Richard M. Zilem Sr.
Printed name Richard M. Zilem Sr.
Title: Officer OR Managing agent (circle one)

STATE OF TEXAS

COUNTY OF Travis and Williamson

This instrument was acknowledged before me on [date] May 5, 2026 by [name of person signing for association] Richard M. Zilem Sr. in the above stated capacity.

Notary signature [Signature]
Notary Public for the State of Texas
Printed name of notary Brandon L Rodriguez
My commission expires December 21st, 2026



After recording, please return to:

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

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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

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Pages: 4 Fee: \$33.00

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OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas