



**MANAGEMENT CERTIFICATE OF**  
**SUMMERWIND TOWNHOMES CONDOMINIUM ASSOCIATION, INC.**

Pursuant to Texas Property Code §209.004, SUMMERWIND TOWNHOME CONDOMINIUMS ASSOCIATION, INC. hereby files this Management Certificate, and would show in accordance therewith:

1. The name of the Condominium Project:  
SUMMERWIND TOWNHOME CONDOMINIUMS;
2. The name of the Association:  
SUMMERWIND TOWNHOME CONDOMINIUMS ASSOCIATION, INC.
3. The recording data for Condominium Project:  
  
Lot 1, Block "A" Northway Crest Section Three, ma subdivision in Travis County, according to the map or plat thereof records in Volume 7, Page 93 of the Plat Records of Travis County, Texas;
4. Recording Data for the Declaration\*:
  - a. Document 2022028918, Official Public Records of Travis County, Texas, Filed February 13, 2002.
  - b. Document 2004151583, Official Public Records of Travis County, Texas, Filed August 14, 2004.
  - c. Document 2005061747, Official Public Records of Travis County, Texas, Filed April 11, 2005.
  - d. Document 2022046837, Official Public Records of Travis County, Texas, Filed March 14, 2022.
5. The name and mailing address of Association:  
LPJ PROPERTY MANAGEMENT CO.  
PO BOX 3637  
CEDAR PARK TX 78630  
(512) 260-1134 Email: [LPJ7570@SBCGlobal.net](mailto:LPJ7570@SBCGlobal.net)
6. The name and mailing address of the person or entity managing the Association, or the Association's designated representative:  
LPJ PROPERTY MANAGEMENT CO.  
~~PO BOX 3637~~  
CEDAR PARK TX 78630  
(512) 260-1134 Email: [LPJ7570@SBCGlobal.net](mailto:LPJ7570@SBCGlobal.net)
7. Website Address for Association: None. Contact Association for dedicatory documents.
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer

Description	Fee
Resale Certificate	\$375.00
Transfer Fee	\$75.00
Update Fee	\$75.00
Refinance Fee	\$150.00

9. Other information the Association considers appropriate:

Prospective purchasers are advised to independently examine the Declaration, By-Laws, Amendments thereto and all other governing documents of the Association, as well as obtaining an official Resale Certificate and inspecting the premises prior to purchase.

SIGNED this 29<sup>th</sup> day of June, 2022.

**SUMMERWIND TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

By: Erin E Lohrstorfer, its Authorized Representative

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or the report every place of information sufficient for the title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instruction for identifying and contacting the Association.

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF WILLAIMSON §

This instrument was acknowledged before me by Erin Lohrstorfer, the duly authorized agent for the foregoing Association on the 29 day of June, 2022.

{seal}

C. B. S.  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Claude E. Ducloux  
3700 N. Capital of Texas Hwy, Suite 300  
Austin, Texas 78746  
512 716-8580





**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Rebecca*

**Rebecca Guerrero, County Clerk**  
**Travis County, Texas**

**2022138574**

**Aug 16, 2022 11:15 AM**

**Fee: \$34.00**

**GALVANJ**

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

