

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 06, 2025 12:37 PM Fee: \$35.00

2025086704

Electronically Recorded

MANAGEMENT CERTIFICATE
OLD TOWN EAST CONDOMINIUM COMMUNITY, INC.

The undersigned, being an officer of Old Town East Condominium Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Old Town East Condominiums (the "Condominium").
2. The name of the Condominium association: Old Town East Condominium Community, Inc., a Texas nonprofit corporation (the "Association").
3. The location of the Condominium: The location of the Condominium is 16052 Dessau Road, Pflugerville, Texas, 78660; being all that certain real property located in Travis County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein.
4. The recording data for the declaration: See Exhibit "A"
5. The mailing address of the Association: Old Town East Condominium Community, Inc., c/o The Neighborhood Company, 1118 Vintage Way, New Braunfels, Texas 78132.
6. The name and mailing address of the person managing the Association:

Name: The Neighborhood Company, LLC
Attn: Community Manager
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132
Telephone Number: (830) 264-2454
Email Address: Info@NeighborhoodCo.com

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodco.com/community/old-town-east/>
8. Amount and description of transfer fees:

Resale Certificate: \$375.00.
Working Capital: \$250.00.
Transfer Fee: \$400.00.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

OLD TOWN EAST CONDOMINIUM
COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]

Printed Name: Laura Picco

Title: PRESIDENT / CEO

THE STATE OF TEXAS

§

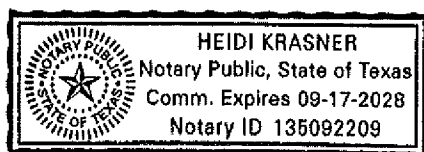
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COUNTY OF Comal

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This instrument was acknowledged before me on 21 day of July, 2025, by Laura Picco, Authorized Agent of Old Town East Condominium Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[SEAL]



Heidi Krasner

Notary Public Signature

AFTER RECORDING RETURN TO:

WINSTEAD PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

avaldez@winstead.com

OLD TOWN EAST CONDOMINIUM COMMUNITY, INC.
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. A 6.825 acre tract of land, situated in the A. Walters Survey, Section No. 67, Abstract No. 791, In Travis County, Texas, being all of Lots 1 and 2, Block A, and Lots 1, 2 and 3, Block B, as recorded in the Final Plat of Old Town East, a subdivision according to the plat recorded in Document No. 202000211 of the Official Public Records of Travis County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Old Town East Condominiums – Declaration of Condominium Regime, recorded under Document No. 2021153929, Official Public Records of Travis County, Texas.
2. Old Town East Condominiums – Declarant Removal and Appointment of Directors, recorded under Document No. 2021154200, Official Public Records of Travis County, Texas.
3. Old Town East Condominiums – Community Manual, recorded under Document No. 2021153930, Official Public Records of Travis County, Texas.
4. Old Town East Condominiums – Partial Assignment of Declarant's Rights, recorded under Document No. 2022167522, Official Public Records of Travis County, Texas.