

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
WESTVIEW MEADOWS HOMEOWNERS ASSOCIATION, INC.

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THE STATE OF TEXAS           §  
   §  
COUNTY OF WILLIAMSON    §

The undersigned, being the Managing Agent of Westview Meadows Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Westview Meadows.
2. Name of Association: The name of the Association is Westview Meadows Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Westview Meadows, Phase One (1), a subdivision in Williamson County, Texas according to map or plat thereof recorded in Cabinet W, Slides 157-160 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Westview Meadows, Phase Two (2), a subdivision in Williamson County, Texas according to map or plat thereof recorded in Cabinet Y, Slides 242-244 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Westview Meadows, Phase Three (3), a subdivision in Williamson County, Texas according to map or plat thereof recorded in Cabinet AA, Slides 383 and 384 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Westview Meadows, Phase Four (4), a subdivision in Williamson County, Texas according to map or plat thereof recorded in Cabinet CC, Slides 330 and 331 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Westview Meadows, Phase Five (5), a subdivision in Williamson County, Texas according to map or plat thereof recorded in Cabinet EE, Slides 43-45 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration\*:

## a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Westview Meadows.
- (2) First Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Westview Meadows Neighborhood One.
- (3) Second Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Westview Meadows Neighborhood Two.
- (4) Third Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Westview Meadows.
- (5) Amendment and Fourth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Westview Meadows.
- (6) Amendment and Fifth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Westview Meadows.

## b. Recording Information:

- (1) Williamson County Clerk's File No. 2002059926.
- (2) Williamson County Clerk's File No. 2002097826.
- (3) Williamson County Clerk's File No. 2003007141.
- (4) Williamson County Clerk's File No. 2005019587.
- (5) Williamson County Clerk's File No. 2007080786.
- (6) Williamson County Clerk's File No. 2008059587.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Westview Meadows Homeowners Association, Inc.. c/o Octus, Inc. dba Pioneer/Beck Community Association Management.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Octus, Inc. dba Pioneer/Beck Community Association Management  
 611 S. Congress Avenue, Suite 510  
 Austin, 78704  
 512.447.4496  
 association@pioneerbeck.com

7. The Association's Dedicatory Instruments are available to Members online at:  
<https://westviewmeadows.nabrnetwork.com>

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 Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 200.00
Private Transfer Fee	\$ 220.00
Refinance Fee	\$ 125.00
Rush Fee	\$ 125.00

Executed on this 5<sup>th</sup> day of August, 2022.

WESTVIEW MEADOWS HOMEOWNERS ASSOCIATION,  
INC.,

By: Octus, Inc. dba Pioneer/Beck Community  
Association Management,  
Managing Agent

By: 

Printed: Paul Meisler

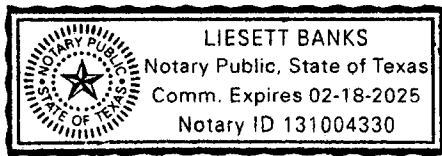
Its: Manager, Paul Meisler

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a 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 instructions for identifying and contacting the Association.

THE STATE OF TEXAS

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§  
§COUNTY OF WILLIAMSON

BEFORE ME, the undersigned notary public, on this 5<sup>th</sup> day of AUGUST, 2022 personally appeared PAUL Misker, of Octus, Inc. dba Pioneer/Beck Community Association Management, Managing Agent for Westview Meadows Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



A handwritten signature in black ink, appearing to read "L. Banks", written over a horizontal line.

Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2023015434**

Pages: 5 Fee: \$42.00

03/01/2023 08:51 AM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas