

SPRINGBROOK CENTER OWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. **Legal Name of Subdivision:** Springbrook Center
2. **Legal Name of Association:** Springbrook Center Owners Association, Inc.
3. **Recording Data for Subdivision:** Plat of Springbrook Center, Phase A, Sections One and Two recorded in Volume 86, Page 66B-68D; Amended Plat of Lots 10, 11 and 12, Block L, Springbrook Center Phase A, recorded in Volume 94, Page 265; Plat of Springbrook Center Phase B, Section One recorded in Volume 94, Page 259; and Plat of Springbrook Center Phase B, Section Two recorded in Volume 97, Page 330, all in the Plat Records of Travis County, Texas.
4. **Recording Data for the Declaration and Declaration Amendments:** Springbrook Center Declaration of Covenants, Conditions and Restrictions Amended and Restated — 1998 recorded in Volume 13209, Page 31, and Springmeadows South Declaration of Covenants, Conditions and Restrictions Amended and Restated — 1998 recorded in Volume 13209, Page 9, both in the Official Public Records of Travis County, Texas. The following amendment, if any, to the Declaration of Covenants, Conditions and Restrictions recorded in Inst. 2012051128, Official Public Records Travis County, Texas.
5. **Name and mailing address of the Association:** Springbrook Center Owners Association c/o Texan Registered Agent 5900 Balcones Dr, Suite 23015 Austin, Tx 78731
6. **Name, mailing address, phone number, and email for designated representative:**

Springbrook Center HOA Board of Directors,
c/o Thomas VanWinkle, Board President
5900 Balcones Dr, Suite 23015
Austin, Tx 78731
254-347-4456
springbrookcenterhoa@easyhoa.email
7. **Website Address where all dedicatory instruments can be found:**

<https://easyhoa.website/springbrookcenterhoa>
8. **Fees charged by the Association relating to property transfer in the subdivision:**

Working Capital: \$300
Resale Certificate: \$375
Statement of Account: \$250
Resale Certificate Update: \$75
Transfer Fee: \$340
Rush Fees to expedite Resale certificate delivery in advance of 10 business day requirement:
3 business days: \$250; 5 business days: \$150; 7 business days: \$100

This certificate is filed of record in the county where the above-described Association 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.

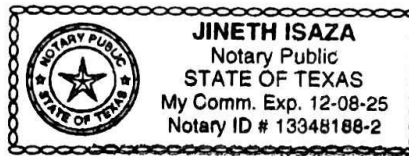
Thomas Van Winkle 5-7-2025

By: Thomas VanWinkle, Board President, Springbrook Center Owners Association
Signed: May 7, 2025

State of Texas
County of Tarrant

This instrument was acknowledged before me on 05-7-25 (date) by Thomas VanWinkle (name of person or persons acknowledging). as Board President of Springbrook Center (name of entity or person represented)

(seal)



Jineth Isaza
Notary Public Signature