

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Feb 27, 2023 12:31 PM Fee: \$38.00

**2023019293**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**The Villas of Coronado Hills Condominium Association, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **The Villas of Coronado Hills Condominium Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** The Villas of Coronado Hills Condominium

**Name of the Association:** The Villas of Coronado Hills Condominium Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Travis County, Texas, as follows;

- a) Ratification of Plat Information and Easements for The Villas of Coronado Hills Condominium Association, Inc., Section One (1), under Travis County Clerk's File No. 4334444, along with any amendments or supplements thereto; filed 11/15/1995
- b) Vol 73, Page 10, and Vol. 12547, Page 515

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Travis County, Texas, as follows:

- A) Declaration of Covenants, Conditions, Restrictions and Easements for The Villas of Coronado Hills Condominium Association, Inc., Section One (1), under Travis County Clerk's File No. 0000500001, along with any amendments or supplements thereto; filed 08/25/1975
- B) Amended Declaration of Covenants, Conditions, Restrictions and Easements for The Villas of Coronado Hills Condominium Association, Inc., Section One (1), under Travis County Clerk's File No. 0000500070, along with any amendments or supplements thereto; filed 01/21/1976
- C) Amended Declaration of Covenants, Conditions, Restrictions and Easements for The Villas of Coronado Hills Condominium Association, Inc., Section One (1), under Travis County Clerk's File No. 0000600085, along with any amendments or supplements thereto; filed 02/06/1978
- D) By-laws for The Villas of Coronado Hills Condominium Association, Inc., Section One (1), under Travis County Clerk's File No. 0802600147, along with any amendments or supplements thereto; filed 03/18/1983
- E) Amended Declaration of Covenants, Conditions, Restrictions and Easements for The Villas of Coronado Hills Condominium Association, Inc., Section One (1), under Travis County Clerk's File No. 0955000757, along with any amendments or supplements thereto; filed 01/31/1986
- F) Amended Declaration of Covenants, Conditions, Restrictions and Easements for The Villas of Coronado Hills Condominium Association, Inc., Section One (1), under Travis County Clerk's File No. 1008900258, along with any amendments or supplements thereto; filed 02/04/1987
- G) Amendment Declaration of Covenants, Conditions, Restrictions and Easements for The Villas of Coronado Hills Condominium Association, Inc., Section One (1), under Travis County Clerk's File No. 2017013267, along with any amendments or supplements thereto; filed 01/23/2017
- H) Management Certificate for The Villas of Coronado Hills Condominium Association, Inc., Section One (1), under Travis County Clerk's File No. 2017013287, along with any amendments or supplements thereto; filed 01/24/2017
- I) Amendment Declaration of Covenants, Conditions, Restrictions and Easements for The Villas of Coronado Hills Condominium Association, Inc., Section One (1), under Travis County Clerk's File No. 2020112877, along with any amendments or supplements thereto; filed 07/02/2020

**Name and Mailing Address of the Association**

The Villas of Coronado Hills Condominium Association, Inc.

c/o Alliance Association Management  
4009 Bannister Lane #300  
Austin, Texas 78704

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Alliance Association Management  
4009 Bannister Lane #300  
Austin, Texas 78704  
512-328-6100  
[AHInfo@associa.us](mailto:AHInfo@associa.us)

**Website Address of the Association**

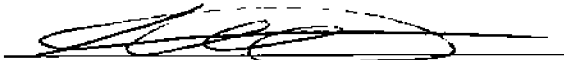
[www.townsq.io/login](http://www.townsq.io/login)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$75  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

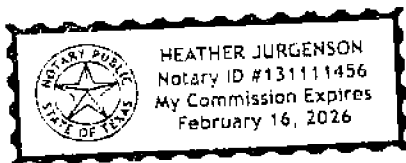
Executed on this 20 day of December, 2022

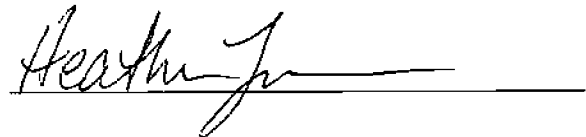
The Villas of Coronado Hills Condominium Association, Inc.,  
acting by and through its managing agent, Alliance Association  
Management

  
Alex Rix – Branch President

STATE OF TEXAS                   §  
   § COUNTY OF  
Travis                   §

This instrument was acknowledged before me on 20<sup>th</sup>, December 2022 by Alex Rix – Branch President with Alliance Association Management, the managing agent for The Villas of Coronado Hills Condominium Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.





Notary Name  
Notary Public, State of Texas

When recorded return to:  
Alliance Association Management  
4009 Bannister Lane #300  
Austin