



CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
HEIGHTS AT SAN GABRIEL CONDOMINIUM COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Secretary/Treasurer of Heights at San Gabriel Condominium Community, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is Heights at San Gabriel Condominiums.
2. Name of Association: The name of the Association is Heights at San Gabriel Condominium Community, Inc.
3. Location of Condominium: The location of the condominium is 3301 Highway 29 W., Georgetown, Williamson County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Heights at San Gabriel Master Covenant [Residential].
 - (2) Development Area Declaration of Condominium Regime for Heights at San Gabriel Condominiums.
 - b. Recording Information:
 - (1) Williamson County Clerk's File No. 2023021386.
 - (2) Williamson County Clerk's File No. 2023104340.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Heights at San Gabriel Condominium Community, Inc., c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Dixon, Managing Agent c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: communitymanagement@inframark.com..

7. The Association's Dedicatory Instruments are Available to Members Online at: <https://home.inframark.com/?c=332>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Updated Resale Certificate Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Working Capital Assessment [Master Covenant Article 5, Section 5.8]	Each Owner (other than Declarant) will pay a one-time Working Capital Assessment to the Association. The amount of the Working Capital Assessment is \$500.00. The Working Capital Assessment will be due and payable to the Association by the transferee immediately upon each transfer of title to the Lot or Condominium Unit. Some exemptions apply. The Working Capitalization Assessment amount must be confirmed with the Association.
Working Capital Fund [Development Area Declaration Article 6, Section 6.7]	Upon the transfer of a Unit, a working capital fee in an amount equal to \$500.00 will be paid by the transferee of the Unit to the Association. Each working capital contribution will be collected from the transferee of a Unit upon the conveyance of the Unit from one Owner to another. Some exemptions apply.
Operational Fund Contribution [Development	Upon the transfer of a Unit, a fee

Area Declaration Article 6, Section 6.8]	equal to 1 month of Regular Assessments will be paid by the transferee of the Unit to the Association. Each operational fund contribution will be collected upon the conveyance of the Unit from one Owner to another. Some exemptions apply.
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9. Other Information the Association Considers Important: N/A.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed on this 11th day of November, 2025.

HEIGHTS AT SAN GABRIEL CONDOMINIUM
COMMUNITY, INC.

By: 

Printed: Margaret Barchuk

Title: Secretary/Treasurer

MS
THE STATE OF TEXAS §
COUNTY OF Lafayette §

BEFORE ME, the undersigned notary public, on this 11 day of November, 2025 personally appeared Margaret Baneybot, Secretary/Treasurer of Heights at San Gabriel Condominium Community, 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.



Holly Taylor
Notary Public in and for the State of Texas. MS

① RMWBH
E 2800 Post Oak Blvd Suite 5777
Houston, TX 77056

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Fee: \$37.00
11/19/2025 12:11 PM

KOROURKE



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas