

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 11, 2025 03:10 PM Fee: \$37.00

2025138582

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CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
BECKETT PLACE TOWNHOME ASSOCIATION

THE STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

The undersigned, being the President of Beckett Place Townhome Association, 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 Beckett Place Townhomes.
2. Name of Association: The name of the Association is Beckett Place Townhome Association.
3. Location of Condominium: The location of the condominium is 5515 Davis Lane, Austin, TX 78749.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Beckett Place Townhomes a Condominium.
 - (2) Amendment to Declaration of Beckett Place Townhomes, A Condominium.
 - (3) Amendment to Declaration of Beckett Place Townhomes A Condominium.
 - b. Recording Information:
 - (1) Travis County Clerk's File No. 2002047551.
 - (2) Travis County Clerk's File No. 2006227545.
 - (3) Travis County Clerk's File No. 2008101102.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Beckett Place Townhome Association c/o Community Association Management, Inc. (CAM), 5900 Shepherd Mountain Cove, Bldg. 2, Suite 275, Austin, Texas 78730.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Community Association Management, Inc. (CAM). Address: 5900 Shepherd Mountain Cove, Bldg. 2, Suite 275, Austin, Texas 78730. Phone No.: 512.288.2376. Email Address: info@camanagers.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:
beckettplacetownhomes.com
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
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 325.00
Rush Fee	Up to \$300.00
Condo Questionnaire Fee	\$500.00
Other Questionnaires	Up to \$500.00
Entry Assessment [Declaration Article 5, Section 5.15]	Any individual or entity purchasing a Unit shall be required within 15 days of closing said purchase, to pay a one-time Entry Assessment to the Association. The amount of the Entry Assessment shall be equal to 2 times the then existing amount of the monthly regular assessment.

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 8th day of October, 2025.

**BECKETT PLACE TOWNHOME
ASSOCIATION**

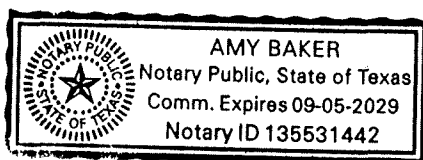
By: Sherry Melecki

Printed: Sherry Melecki

Its: President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 8th day of October, 2025 personally appeared Sherry Melecki, President of Beckett Place Townhome Association 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.



Amy Baker
Notary Public in and for the State of Texas