



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 22, 2025 10:36 AM Fee: \$29.00

2025105214

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for Condominium Project, The Towers of Town Lake Condominium Association, Inc.

1. Name of the Condominium: Towers of Town Lake
2. Name of the owners association: The Towers of Town Lake Condominium Association, Inc.
3. Location of project: 40 N Interstate 35, Austin Texas 78701
4. Declaration recording data:
Document no. 2021279584, Official Public Records of Travis County, Texas
5. Name of managing agent: Somerset Association Management
6. Contact information for managing agent:
Somerset Association Management
5401 N Central Expressway Suite 220
Dallas, Texas 75205
512-477-5095
thetowersoftownlake@gmail.com
7. HOA website: towersoftownlake.sites.townsq.io
9. Fees related to the transfer of a property interest in a unit of the condominium:

Working capital fee: Three months Assessments
Resale disclosure package: \$370
Resale certificate update: \$75
Orientation fee: \$100
New Account set up fee: \$75
Legacy Account Closure Fee: \$220
Refinance only statement of account: \$75
First Closing Package: 90
Lender Questionnaire package: \$175
Loan estimate information: \$20
Expedited fee for resale certificate: \$125 (three day); \$175 (one day)

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate (or if purchasing directly from the developer, Condominium Information Statement) and performing a comprehensive physical inspection of the unit and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the condominium community and to contact its governing Association. This certificate does not purport to identify every publicly recorded document affecting the condominium, or to report every piece of information pertinent to the condominium. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a unit in the project. The registered agent for the Association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a newer management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Towers of Town Lake Condominium Association, Inc.

By Jim Furrow
Signature

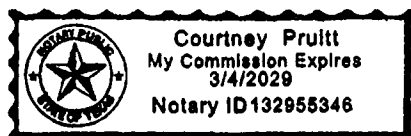
Title of officer signing President

Printed name off officer signing Jim Furrow

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on September 19,
2025 by Jim furrow [print name of officer signing above] in the above stated capacity.



Notary signature Courtney Pruitt

Notary Public for the State of Texas

Printed name of notary Courtney Pruitt

My commission expires 3/4/2029

/Volumes/File Server/CLIENTS/TowersOfTownLake/Management Certificate 2025.docx