

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
PIONEER POINT CONDOMINIUM COMMUNITY, INC.**

---

THE STATE OF TEXAS           §  
  §  
COUNTIES OF WILLIAMSON   §

The undersigned, being an Officer of Pioneer Point Condominium Community, Inc. a non-profit corporation 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: Pioneer Point Condominium.
2. Name of Association: Pioneer Point Condominium Community, Inc.
3. The Location of the Condominium:
  - a. 10800 Pecan Park Blvd., Suite 200, Austin, Texas 78750.
4. Recording Data for the Condominium Declaration:
  - a. Pioneer Point Condominiums are subject to the Condominium Declaration for Pioneer Point Condominium Community, Inc., recorded as Document No. 2017061903, Real Property Records, Williamson County, Texas as amended or supplemented from time to time.
5. Name and Mailing Address of the Association is: Pioneer Point Condominium Community, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Pioneer Point Condominium Community, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
9. The Association's website is: <https://pioneerpoint.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of a Unit:

- a. Resale Disclosure Package: \$375.00
  - i. 1-2 days: \$500.00.
  - ii. 3-5 days: \$450.00.
- b. Resale Disclosure Update: \$75.00
- c. Transfer Fee: Not to Exceed \$350.00.
- d. Refinance Certificate Fee: \$35.00.
  - i. 1-2 days: \$75.00.
  - ii. 3-5 days: \$50.00.
- e. Owner Reserve Contribution (2 Mo.): \$132.00
- f. Custom Lender Form Mortgage Questionnaire: \$350.00
- g. Uniform Condo Questionnaire: \$300.00
  - i. 1-2 days: \$425.00.
  - ii. 3-5 days: \$375.00.

Executed on this the 8 day of July 2024.

PIONEER POINT CONDOMINIUM  
COMMUNITY, INC.

By: Kristie Rose Zapp

Kristie Rose Zapp, President of FirstService Residential Texas, Inc.

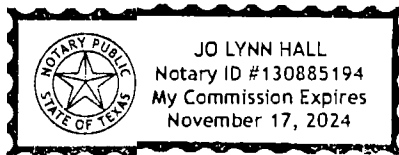
THE STATE OF TEXAS

§  
§  
§

ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 8 day of July 2024 personally appeared Kristie Rose Zapp President of FirstService Residential Texas, Inc., and Managing Pioneer Point 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 and on behalf of the Association.



[Signature]  
Notary Public in and for the State of Texas

E-RECORDED BY:

**ISG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024057905**

Pages: 4 Fee: \$33.00

07/22/2024 01:21 PM

OSALINAS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas