



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jul 24, 2025 11:01 AM Fee: \$29.00

**2025081520**

\*Electronically Recorded\*

THE STATE OF TEXAS  
COUNTY OF TRAVIS

**Marbella Villas Townhomes, Inc.**  
Management Certificate

This Property Owners' Association Management Certificate is being recorded by Marbella Villas Townhomes, Inc. (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

**Name of the Subdivision:** Marbella Villas Townhomes, Inc.

**Name of the Association:** Marbella Villas Townhomes

**Subdivision Location:** 2100 Pipers Field, Austin, Texas 78758

**Recording Data for the Subdivision:** Recorded in Volume 13047, Page 0505 of the Plat Records of Travis County, Texas.

**Recording Data for the Declaration is:** Recorded in Volume 13047, Page 0505 of the Real Property Records of Travis County, Texas.

**Mailing Address of the Association or Person or Entity Managing the Association:**

Marbella Villas Townhomes, Inc.  
c/o RowCal Management – Attn: Community Manager  
PO Box 421150  
Minneapolis, MN 55442  
[CareTeam@RowCal.com](mailto:CareTeam@RowCal.com)  
512-580-4212

**Website Address of the Association:**

<https://www.rowcal.com>

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

Resale Certificate: \$375  
Upgraded Resale Certificate: \$450  
Advanced Dues: Current monthly assessment rate 2x  
Association Transfer Fee: \$100  
Resale Certificate UPDATE (1-180 days): \$75  
Transfer Fees: \$275  
HomeWise Convenience Fee: \$9.95  
HomeWise Process Fees: \$20-50  
Resale Certificate RUSH: \$75-125

**Other Information**

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

# ACKNOWLEDGEMENT

State of Texas  
County of Travis

Signed this the 16<sup>th</sup> day of July, 2025.

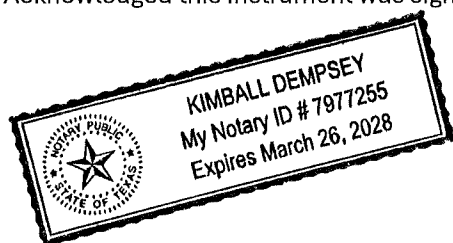
Marbella Villas Townhomes, Inc.  
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC  
Name of Association or Person Managing Association

By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent  
Printed Name and Title of the Above Person

**BEFORE ME**, the undersigned notary public, on this the 16<sup>th</sup> day of July, 2025.  
Acknowledged this instrument was signed for the purposes and intent herein expressed.



[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
Kimball Dempsey

Printed Name of Notary

My Commission Expires 3/26/28

**After recording, return to the managing agent, RowCal Management:**

Marbella Villas Townhomes, Inc.  
c/o RowCal Management – Attn: Community Manager  
PO Box 421150  
Minneapolis, MN 55442