

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Feb 19, 2025 01:33 PM Fee: \$37.00

2025017701

\*Electronically Recorded\*

STATE OF TEXAS  
COUNTY OF HAYS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
For La Ventana Ranch Owners' Association, Inc.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Name of Subdivision: La Ventana
2. Legal Name of Association: La Ventana Ranch Owners' Association, Inc.
3. Recording Data for Subdivision: See Exhibit "A"
4. Recording Data for the Declaration and any/all amendments: See Exhibit "B"
5. Name and Mailing Address of the Association / person managing the association:

Name: PS Property Management  
Mailing address: PO Box 7079, Round Rock, Texas 78683  
Phone number: (512) 251-6122  
Email address: info@psprop.net

6. Website (if Association contains 60 or more lots): <https://owner.psprop.net>

7. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision:

Resale Certificate:	\$375
Resale Certificate Update:	\$75
Resale Certificate 5-day Rush:	\$75
Resale Certificate 1-day Rush:	\$125
New Account Set-Up:	\$190

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. 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 home in the subdivision. 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 management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

La Ventana Ranch Owners' Association, Inc.

By

*Richard Zelen*

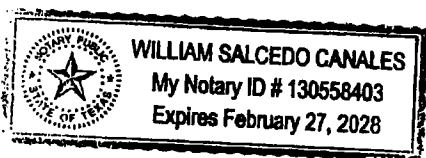
Printed name Richard M. Zilem

Title (circle one):      Officer    OR    Managing agent

Date 1-24-25

STATE OF TEXAS  
COUNTY OF HAYS

This instrument was acknowledged before me on JANUARY 24  
2025 by RICHARD M. ZILEM in the above stated capacity.



Notary signature William Salcedo Canales

Notary Public for the State of TEXAS

Printed name of notary WILLIAM SALCEDO CANALES

My commission expires FEBRUARY 27, 2028

After recording, please return to:

Niemann & Heyer LLP  
1122 Colorado, Suite 313  
Austin, TX 78701

/Volumes/File Server/CLIENTS/LaVentanaRanch/Mgmt Cert 2024/Management Certificate 9-16-24.docx

## Exhibit "A"

La Ventana Phase 1	Volume 9, Page 71, Plat Records of Hays County, Texas
La Ventana Phase 2	Volume 9, Page 243, Plat Records of Hays County, Texas
Replat Lot E-6 and E-7, Phase 1	Volume 9, Page 324, Plat Records of Hays County, Texas
La Ventana West	Volume 9, Page 339, Plat Records of Hays County, Texas
Replat of Lots 1 – 10, Phase 1	Volume 10, Page 86, Plat Records of Hays County, Texas
Replat of Lots 210 – 212, Phase 2, Section 2	Volume 10, Page 195, Plat Records of Hays County, Texas
Replat of Lot 11, Phase 1	Volume 11, Page 36, Plat Records of Hays County, Texas
La Ventana Phases 4 and 5	Volume 11, Page 37, Plat Records of Hays County, Texas
Second Repat of Lot 6R Phase 1	Volume 11, Page 106, Plat Records of Hays County, Texas
Replat of Lots 26 and 27, Phase 1	Volume 11, Page 228, Plat Records of Hays County, Texas
Replat of Lots H21 and H22, Phase 1	Volume 11, Page 226, Plat Records of Hays County, Texas
Replat of Lots H9 and H10, Phase 1	Volume 11, Page 227, Plat Records of Hays County, Texas
La Ventana Phase 7	Volume 11, Page 295, Plat Records of Hays County, Texas
La Ventana Phase 6	Volume 11, Page 292, Plat Records of Hays County, Texas
The Preserve at La Ventana Phase 1	Volume 11, Page 290, Plat Records of Hays County, Texas
Replat of Lots 28 and 29, Phase 1	Volume 12, Page 191, Plat Records of Hays County, Texas
Replat of Lots H15 and H16, Phase 1	Volume 13, Page 20, Plat Records of Hays County, Texas
Replat of Lots 602-A, Phase 7	Volume 13, Page 25, Plat Records of Hays County, Texas
Replat of Lots H34 and H35, Phase 1	Volume 13, Page 60, Plat Records of Hays County, Texas
Replat of Lots 515 and 516, Phase 2	Volume 13, Page 163, Plat Records of Hays County, Texas
Replat of Lots 213-215, Phase 2, Section 2	Volume 13, Page 167, Plat Records of Hays County, Texas
Replat of Lots 33 and 34, Phase 1	Volume 13, Page 222, Plat Records of Hays County, Texas
Replat of Lots 608 and 609, Phase 7	Volume 13, Page 294, Plat Records of Hays County, Texas
Replat of Lots H1 and H2, Phase 1	Volume 13, Page 380, Plat Records of Hays County, Texas
Vacating Lots 504 – 506, Phase 6, and Replat of Lot H25, Phase 1	Volume 13, Page 15, Plat Records of Hays County, Texas
Amended Plat of Lots 507 and 508, Phase 6	Document No. 16029533, Official Public Records of Hays County, Texas
Amended Plat of Lots 522 and 523, Phase 6	Document No. 16031212, Official Public Records of Hays County, Texas
Amended Plat of Lots 43-R and 44-R of Replat of Lots 43, 44, and 45, Phase 1	Document No. 17008786, Official Public Records of Hays County, Texas

## Exhibit "B"

Declaration of Covenants, Conditions and Restrictions for La Ventana	Document No. 9928686, Official Public Records of Hays County, Texas
First Amended Declaration of Covenants, Conditions and Restrictions for La Ventana	Document No.00003576, Official Public Records of Hays County, Texas
Second Amended Declaration of Covenants, Conditions and Restrictions for La Ventana	Document No.00007993, Official Public Records of Hays County, Texas
Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for La Ventana	Document No. 01000670, Official Public Records of Hays County, Texas
Third Amended Declaration of Covenants, Conditions and Restrictions for La Ventana	Document No. 02026515, Official Public Records of Hays County, Texas
Second Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for La Ventana	Document No. 04006687, Official Public Records of Hays County, Texas
Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for La Ventana	Document No. 06018526, Official Public Records of Hays County, Texas
Fourth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for La Ventana	Document No. 06037260, Official Public Records of Hays County, Texas
Fifth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for La Ventana	Document No. 90027306, Official Public Records of Hays County, Texas
First Amendment to the Third Amended Declaration of Covenants, Conditions and Restrictions for La Ventana	Document No. 15029577, Official Public Records of Hays County, Texas
Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Preserve at La Ventana, Phase III	Document No. 19003010, Official Public Records of Hays County, Texas
Amendment to the Declaration of Covenants, Conditions and Restrictions for La Ventana	Document No. 20004784, Official Public Records of Hays County, Texas