

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

January 24, 2024 04:05:09 PM

FEE: \$37.00

MANAGEMENT CERT

202401120

MANAGEMENT CERTIFICATE
OF
ALTAMIRA RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Altamira Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Altamira.
2. The name of the Association: Altamira Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Bastrop County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Altamira, recorded under Document No. 202401106, in the Official Public Records of Bastrop County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Altamira Residential Community, Inc., a Texas nonprofit corporation, c/o Lanzola Properties, LLC, 11215 Conroy Ln., Unit 1, Manchaca, Texas 78652.

6. The name, mailing address, telephone number and email address of the person managing the Association:

Name: Altamira Residential Community, Inc.,
c/o Lanzola Properties, LLC
Attn: Property Manager
Mailing Address: 11215 Conroy Ln., Unit 1, Manchaca, Texas 78652
Telephone Number: 512-291-3058
Email Address: propertymanager@lanzola.com

7. Website to access the Association's dedicatory instruments:
<https://en.lanzolacommunities.com/>

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$250.00

Resale Certificate Fee - \$300.00

Transfer Fee - \$200.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

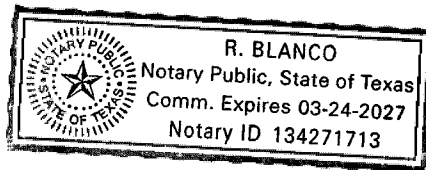
ALTAMIRA RESIDENTIAL COMMUNITY,
INC., a Texas nonprofit corporation

By: [Signature]
Name: Jose Santos
Title: Director

STATE OF TEXAS §
COUNTY OF BASTROP §
§

This instrument was acknowledged before me on the 15 day of JANUARY, 2024, by JOSE SANTOS, the _____ of Altamira Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Altamira, recorded under Document No. 202401106, Official Public Records of Bastrop County, Texas, as same may be amended or supplemented from time to time.
2. Altamira Community Manual, recorded under Document No. 202401109, Official Public Records of Bastrop County, Texas, as same may be amended or supplemented from time to time.
3. Altamira Adoption of Working Capital Assessment, recorded under Document No. 202401118, Official Public Records of Bastrop County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE
ALTAMIRA