

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Aug 30, 2021 03:56 PM Fee: \$34.00

2021193810

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
CHIMNEYHILL-AUSTIN HOMEOWNERS ASSOCIATION

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

1. Legal name of owners association: Chimneyhill-Austin Homeowners Association
2. Name of project or subdivision: Chimneyhill-Austin
3. Recording data for subdivision: See Exhibit A.
4. Recording data for the declaration and any/all amendments: See Exhibit A.
5. Contact information for association's managing agent:

Name: PS Property Management
Mailing address: 1490 Rusk Road Unit 301, Round Rock TX 78665
Phone number: 512-251-6122
Email address: info@psprop.net

6. Association website: <https://owner.psprop.net>


7. Amount and description of all fees or charges by the association relating to a property transfer:
\$375 (resale certificate)
\$75 (update)
\$170 (new account setup fee)

Please plan ahead when ordering a resale certificate or update, by law the association has 10 business days to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This is not a fee related to title transfer but rather a fee related to providing documents on an accelerated timeframe over and above what statute requires. A 1-day rush fee is \$125. Three-day rush \$75. Five day rush \$50.

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.

Chimneyhill-Austin Homeowners Association

By 

Printed name WILLIAM CANALES

Title: Officer OR Managing agent (circle one)

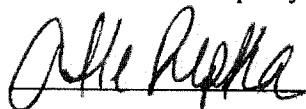
Date AUGUST 25- 2021

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on August 25th,
20 21 by William Canales in the above stated capacity.

Notary signature



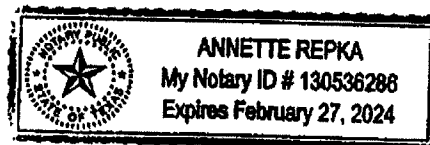
Notary Public for the State of Texas

Printed name of notary Annette Repka

My commission expires 2-27-24

After recording, please return to:

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



CHIMNEYHILL AUSTIN

1. The following Declaration of Covenants, Conditions, and Restrictions recorded in, **Vol./Pg. 6557/0454, 9535/675**, Official Public Records **Travis** County, Texas.
2. Notice of Dedicatory Instruments recorded in, **Vol./Pg. 86/81D, 86/82A**, Official Public Records **Travis** County, Texas.
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions, and Restrictions recorded in, **Vol./Pg. 9317/1, 12383/279, 12477/286, 9535/675**, Official Public Records **Travis** County, Texas.