

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 27, 2023 12:30 PM Fee: \$38.00

2023019290

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

The Terrace at the Preserve Condominium Community, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **The Terrace at the Preserve Condominium Community, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: The Terrace at the Preserve

Name of the Association: The Terrace at the Preserve Condominium Community, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Travis County, Texas, as follows;

- (a) File No. 200500016

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Travis County, Texas, as follows:

- (a) Declaration of Condominium Regime for the Terrace at the Preserve Condominiums. Doc 2006170623. 9/1/2006.
- (b) First Amendment to Declaration of Condominium Regime for the Terrace at the Preserve Condominiums. Doc 2011081006.
- (c) Second Amendment to Declaration of Condominium Regime for the Terrace at the Preserve Condominiums. Doc 2014038579. 3/19/2014.
- (d) 1972 Property Restrictions for The Terrace at the Preserve Condominiums. Doc 2005070147. 4/22/2005.
- (e) Adoption of Working Capital Fee. Doc 2006173173.
- (f) Working Capital Fee Policy. Doc 2021141848. 6/24/2021.
- (g) Community Manual for Terrace at the Preserve Condominiums. Doc 2013185449.
- (h) Terrace at the Preserve Condominiums First Amendment to Community Manual. Doc 2020129617.

Name and Mailing Address of the Association

The Terrace at the Preserve Condominium Community, Inc.
c/o Alliance Association Management
4009 Bannister Lane #300
Austin, Texas 78704

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Alliance Association Management
4009 Bannister Lane #300
Austin, Texas 78704
512-328-6100
AHInfo@associa.us

Website Address of the Association

www.townsq.io/login

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$75
Working Capital: 2 months of assessments.

Resale Certificate: \$375

Resale Certificate Update: \$75


Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this 20 day of December, 2022

The Terrace at the Preserve Condominium Community, Inc.,
acting by and through its managing agent, Alliance Association
Management



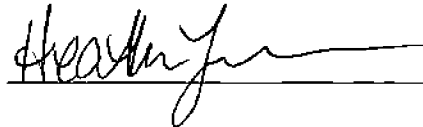
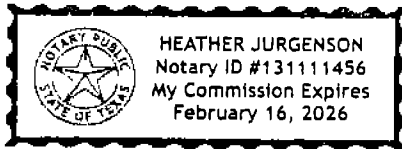
Alex Rix – Branch President

STATE OF TEXAS

§
§ COUNTY OF

Travis §

This instrument was acknowledged before me on 20th, December 2022 by Alex Rix – Branch President with Alliance Association Management, the managing agent for The Terrace at the Preserve Condominium Community, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Name
Notary Public, State of Texas

When recorded return to:
Alliance Association Management
4009 Bannister Lane #300
Austin, Texas 78704