



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 10, 2026 11:46 AM Fee: \$45.00

2026014153

Electronically Recorded

MANAGEMENT CERTIFICATE
MONTEVISTA CONDOMINIUM COMMUNITY, INC.

The undersigned, being an officer or managing agent of Montevista Condominium Community, Inc., and in accordance with Sections 82.116 and 82.1142 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Montevista Condominiums (the "**Condominium**").
2. The name of the condominium association: Montevista Condominium Community, Inc., a Texas nonprofit corporation (the "**Association**").
3. The location of the condominium: 6000 Shepherd Mountain Cove, Austin, TX 78730.
4. The recording data for the declaration: See Exhibit "A"
5. The mailing address of the Association: Montevista Condominium Community, Inc., c/o PMP Management, 551 S. IH-35, Suite 150, Round Rock, TX 78664.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: PMP
Attn: Laureen Sutton
Mailing Address: 551 S. IH-35, Suite 150, Round Rock, TX 78664.
Telephone Number: (512) 381-2919
Email Address: lsutton@pmpmanage.com

7. Website to access the Association's dedicatory instruments:
<https://montevistacondocommunity.com/>
8. Amount and description of fees related to unit transfer in the condominium: The Association fees are in the following amounts:

Working Capital Contribution:	Equal to an amount equal to two (2) months of Regular Assessments.
Reserve Fund Contribution:	Equal to an amount equal to two (2) months of Regular Assessments.
Transfer Fee:	\$250.00

Resale Certificate Fee:	\$375.00
Resale Certificate Update Fee:	\$75.00
Rush Fees:	
• 1 business day - \$350.00	
• 3 business days - \$250.00	
• 5 business days - \$150.00	
Resale Property Inspection Fee:	\$250.00
Demand/Closing/Required Statement:	\$200.00
Documents Package (each):	\$235.00
Lender Package:	\$185.00
Minutes (for respective year):	\$50.00

[Signature Page Follows]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

MONTEVISTA CONDOMINIUM COMMUNITY,
INC., a Texas nonprofit corporation

By: L. J. Sutton

Printed Name: Laureen Sutton

Title: General Manager - PMP Management

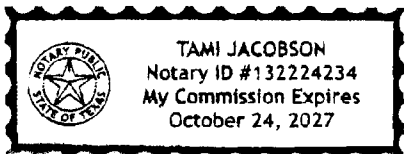
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 6 day of Feb., 2026,
by Laureen Sutton, General Manager of Montevista
Condominium Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit
corporation.

[SEAL]

Tami Jacobson
Notary Public Signature



AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

MANAGEMENT CERTIFICATE
MONTEVISTA CONDOMINIUM COMMUNITY, INC.

EXHIBIT "A"**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Montevista – Declaration of Condominium Regime, recorded as Document No. 2007001369, Official Public Records of Travis County, Texas.
2. Montevista – Community Manual, recorded as Document No. 2007001372, Official Public Records of Travis County, Texas.
3. Montevista – First Amendment to Declaration of Condominium Regime, recorded as Document No. 2007046677, Official Public Records of Travis County, Texas.
4. Montevista – Second Amendment to Declaration of Condominium Regime, recorded as Document No. 2007094203, Official Public Records of Travis County, Texas.
5. Montevista – Third Amendment to Declaration of Condominium Regime, recorded as Document No. 2007118694, Official Public Records of Travis County, Texas.
6. Montevista – Reallocation of Parking, recorded as Document No. 2007120288, Official Public Records of Travis County, Texas.
7. Montevista – Reallocation of Parking, recorded as Document No. 2007117730, Official Public Records of Travis County, Texas.
8. Montevista – Assignment of Parking, recorded as Document No. 2007120289, Official Public Records of Travis County, Texas.
9. Montevista – Assignment of Parking, recorded as Document No. 2007098812, Official Public Records of Travis County, Texas.
10. Montevista – Fourth Amendment to Declaration of Condominium Regime, recorded as Document No. 2009090665, Official Public Records of Travis County, Texas.
11. Montevista – Assignment of Parking, recorded as Document No. 2009035016, Official Public Records of Travis County, Texas.
12. Montevista – Fifth Amendment to Declaration of Condominium Regime, Recorded as Document No. 2010016947, Official Public Records of Travis County, Texas.
13. Montevista – Amended and Restated Fifth Amendment to Declaration of Condominium Regime, recorded as Document No. 2010023040, Official Public Records of Travis County, Texas.

14. Montevista – Sixth Amendment to Declaration of Condominium Regime, recorded as Document No. 2010037965, Official Public Records of Travis County, Texas.
15. Montevista – Parking Assignment, recorded as Document No. 2010131882, Official Public Records of Travis County, Texas.
16. Montevista – Assignment of Parking, recorded as Document No. 2010189689, Official Public Records of Travis County, Texas.
17. Montevista – Supplement to Community Manual, recorded as Document No. 2012024787, Official Public Records of Travis County, Texas.
18. Montevista – Assignment of Parking, recorded as Document No. 2013145702, Official Public Records of Travis County, Texas.
19. Montevista – Assignment of Parking, recorded as Document No. 2013180686, Official Public Records of Travis County, Texas.
20. Montevista – Assignment of Parking, recorded as Document No. 2013180790, Official Public Records of Travis County, Texas.
21. Montevista – Seventh Amendment to Declaration of Condominium Regime, recorded as Document No. 2013218679, Official Public Records of Travis County, Texas.
22. Montevista – Assignment of Parking, recorded as Document No. 2014073214, Official Public Records of Travis County, Texas.
23. Montevista – Assignment of Parking, recorded as Document No. 2014087267, Official Public Records of Travis County, Texas.
24. Montevista – Master Parking Assignment List, recorded as Document No. 2019023793, Official Public Records of Travis County, Texas.
25. Montevista – Supplement to Community Manual (Leasing Policy), recorded as Document No. 2024104016, Official Public Records of Travis County, Texas.
26. Montevista – Supplement to Community Manual (Bylaws – Electronic Voting), recorded as Document No. 2022147364, Official Public Records of Travis County, Texas.
27. Montevista – Supplemental Parking Rules, recorded as Document No. 2022120230, Official Public Records of Travis County, Texas.
28. Montevista – Supplemental Policy (Hard Flooring Noise Mitigation Requirements), recorded as Document No. 2022192448, Official Public Records of Travis County, Texas.

29. Montevista – Supplement to Community Manual (Owner’s Insurance Policy), recorded as Document No. 2024124485, Official Public Records of Travis County, Texas.
30. Montevista – Notice of Reserve Fund Contribution, recorded as Document No. 2025090690, Official Public Records of Travis County, Texas.
31. Montevista – Supplement to the Community Manual [Amended and Restated Leasing Policy], recorded as Document No. 2026005972, Official Public Records of Travis County, Texas.