



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 30, 2024 01:04 PM Fee: \$35.00

2024083691

Electronically Recorded

STATE OF TEXAS
COUNTIES OF TRAVIS AND HAYS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
For
BREAKWATER OWNERS ASSOCIATION, INC.

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

1. Legal Name of Subdivision: Breakwater Subdivision
2. Legal Name of Association: Breakwater Owners Association, Inc.
3. Recording Data for Subdivision:
Document No. 201900039 in the Official Public Records of Travis County, Texas
Document No. 19006655 in the Official Public Records of Hays County, Texas

4. Recording Data for the Declaration and any/all amendments:

Travis County: *Amended and Restated Declaration of Covenants, Conditions and Restrictions* recorded as Document No. 2022076865 (4-27-22) and *First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions*, recorded as Document No. 2022135356, both in the Official Public Records of Travis County, Texas.

Hays County:

Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded as Document No. 22020960 in the Official Public Records of Hays County, Texas.

First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded as Document No 22038544 in the Official Public Records of Hays County, Texas

5. Name and Mailing Address of the Association:

Name: Breakwater Owners Association, Inc.
Mailing address: c/o PioneerBeck; 611 S. Congress Ave., Ste 510, Austin, Texas 78704

6. Name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's Designated Representative:

Name: PioneerBeck
Mailing address: 611 S. Congress Ave., Ste. 510, Austin, Texas 78704
Phone number: 512-447-4497
Email address: association@pioneerbeck.com

7. Website Address: <http://engage.goenumerate.com/s/pioneerbeck>

8. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision; and (note: transfer-related fees charged by the managing agent, such as resale certificate fees and updates, may not be listed. Contact the association management for all management fees):

Resale certificate: \$375 standard package or \$450 package plus (Resale Certificate and Statement of Account)
Statement of Account: (If requested. Statement provides additional information over and above the statutory resale certification information) \$75 if ordered in conjunction with resale certificate; \$200 if stand-alone

Resale certificate update: \$75

Service Fee: \$0 - \$50 depending on what is ordered (Homewise)

Lender questionnaire (if requested): \$200

Rush fee: \$35-\$110

Common Area Reserve Assessment: amount equal to three months of Regular Annual Assessment (see Declaration §5.5)

Working Capital Reserve Assessment: \$1,815.00 (See Declaration §5.6)

9. Other appropriate information:

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.

Breakwater Owners Association, Inc.

By 

Printed name _____

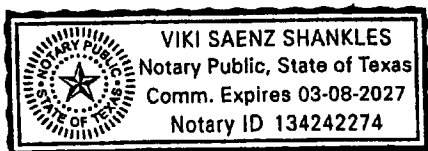
Title: Officer OR Managing agent (circle one)

Date 07/03/2024

STATE OF TEXAS

COUNTY OF Travis & Hays

This instrument was acknowledged before me on July 3rd
2024 by Kimball Dempsey in the above stated capacity.



Notary signature

Notary Public for the State of

Printed name of notary

My commission expires

Texas

Viki Shankles

03/08/2027

/Volumes/File Server-1/CLIENTS/Breakwater Owners Association/Management Certificate 2024/Management Certificate Travis and Hays 4-23-24.docx

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Mailing address: c/o PioneerBeck; 611 S. Congress Ave., Ste 510, Austin, Texas 78704

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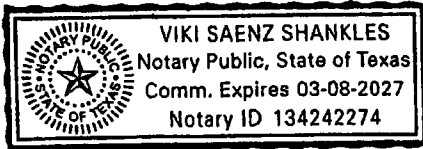
Title: Officer OR Managing agent (circle one)

Date 07/03/2024

STATE OF TEXAS

COUNTY OF Travis & Hays

This instrument was acknowledged before me on July 3rd
2021 by Kimball Dempsey in the above stated capacity.



Notary signature [Signature]

Notary Public for the State of Texas

Printed name of notary Viki Shankles

My commission expires 03/08/2027

/Volumes/File Server-1/CLIENTS/Breakwater Owners Association/Management Certificate 2024/Management Certificate Travis and Hays 4-23-24.docx

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

24029056 CERTIFICATE
07/31/2024 07:51:06 AM Total Fees: \$33.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

