



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jan 02, 2024 01:51 PM Fee: \$37.00

2024000392

Electronically Recorded

**MANAGEMENT CERTIFICATE
OF
MUSTANG VALLEY RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer Mustang Valley Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Mustang Valley.
2. The name of the association: Mustang Valley Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Travis County, Texas, as more particularly described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Mustang Valley, recorded as Document No. 2023072453, in the Official Public Records of Travis County, Texas as may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any supplements or amendments to the Declaration: See Attachment 1 attached hereto.
5. The name and mailing address of the association: Mustang Valley Residential Community, Inc., c/o Lifetime HOA Management, 18585 Sigma Rd., Ste. 104, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, email address of the person managing the association:

Name: Mustang Valley Residential Community, Inc.
c/o Lifetime HOA Management
Mailing Address: 18585 Sigma Rd., Ste. 104
San Antonio, Texas 78258
Attn: Rey Saucedo
Telephone Number: 210-504-8484
Email Address: contact@lifetimehoamanagement.com

7. Website to access the Association's dedicatory instruments:
<https://lifetimehoamanagement.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

Administrative Transfer Fee: \$200

Resale Certificate Package:

- 5 business day turn around: \$375
- 3 business day turn around: \$375 plus Rush Fee of \$110
- 1 business day turn around: \$375 plus Rush Fee of \$135

Statement of Account Only:

- 5 business day turn around: \$200
- 3 business day turn around: \$325
- 1 business day turn around: \$335

Developer Pricing: Resale Certificate and Transfer Fee of \$375.00 per Lot.

This Certificate is effective as of the date it is recorded in the Official Public Records of Travis County, Texas.

MUSTANG VALLEY RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: Shawna Kirkpatrick
Printed Name: Shawn A Kirkpatrick
Title: President

STATE OF TEXAS

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COUNTY OF Williamson

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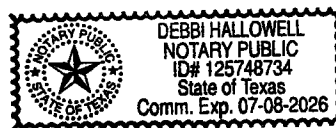
This instrument was acknowledged before me on the 2nd day of January, 2024, by Shawn A Kirkpatrick, the President Mustang Valley Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

(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
RECORDING INFORMATION
FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Mustang Valley, recorded as Document No. 2023072453, Official Public Records of Travis County, Texas.
2. Mustang Valley Community Manual, recorded as Document No. 2024000338, Official Public Records of Travis County, Texas.
3. Adoption of Working Capital Assessment for Mustang Valley, recorded as Document No. 2024000342, Official Public Records of Travis County, Texas.
4. Notice of Plat Recordation for Mustang Valley [Phase 1], recorded as Document No. 2024000343, Official Public Records of Travis County, Texas.