

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Feb 24, 2023 12:38 PM Fee: \$38.00

**2023018791**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**Las Ventanas Owners Association, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Las Ventanas Owners Association, 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:** Las Ventanas

**Name of the Association:** Las Ventanas Owners Association, Inc.

**Recording Data for Association:**

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

(a) Vol. 9642, Page 369

**Recording Data for Restrictions:**

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

- (a) Community Rules and Regulations, Las Ventanas. Doc 2004066415. 4/9/2004.
- (b) Amendment to Bylaws of Las Ventanas Owners Association, Inc. Doc 5226157. 8/18/1993.
- (c) Amendment to Bylaws of Las Ventanas Owners Association, Inc. Doc 5189817.6/2/1993
- (d) Amendment to Bylaws of Las Ventanas Owners Association, Inc. Doc 5183805. 5/19/1993
- (e) By-laws for Las Ventanas. Doc 5083545. 8/28/1992.
- (f) Architectural Control Standards for Las Ventanas. Doc 5083544. 8/28/1992.
- (g) Amendment to Declaration of Covenants, Conditions, and Restrictions for Las Ventanas. Doc 7417330. 8/30/1991.
- (h) Amendments to Declaration of Covenants, Conditions, and Restrictions for Las Ventanas. Doc 7382356. 5/20/1991.
- (i) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions of Las Ventanas. Doc 2020216250. 11/10/2020.
- (j) Community Rules and Regulations, Las Ventanas. Doc 2003246764. 10/20/2003.
- (k) Common Area Rules Las Ventanas. Doc 1999161469. 12/28/1999.

**Name and Mailing Address of the Association**

Las Ventanas Owners Association, 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](mailto:AHInfo@associa.us)

**Website Address of the Association**

[www.townsq.io/login](http://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

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

Las Ventanas Owners Association, Inc., acting by and through  
its managing agent, Alliance Association Management



Alex Rix – Branch President

STATE OF TEXAS

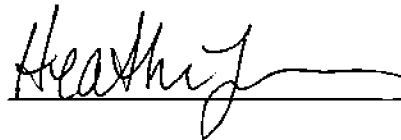
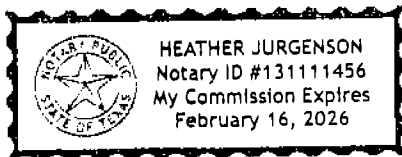
§

§ COUNTY OF

Travis

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This instrument was acknowledged before me on 20<sup>th</sup>, December 2022 by Alex Rix – Branch President with Alliance Association Management, the managing agent for Las Ventanas Owners Association, 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