

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jul 08, 2024 02:21 PM Fee: \$39.00

**2024074594**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
CLAWSON RIDGE CONDOMINIUM COMMUNITY, INC.**

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THE STATE OF TEXAS                   §  
  §  
COUNTIES OF TRAVIS               §

The undersigned, being an Officer of Clawson Ridge Condominium Community, Inc. a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: Clawson Ridge Condominiums.
2. Name of Association: Clawson Ridge Condominium Community, Inc.
3. The Location of the Condominium:
  - a. 3700 Clawson Rd., Austin, Texas 78704.
4. Recording Data for the Condominium Declaration:
  - a. Clawson Ridge Condominiums are subject to the Condominium Declaration for Clawson Ridge Condominium Community, Inc., recorded as Document No. 2017128504, Document No. 2018005181, and Document No. 2018045056, Real Property Records, Travis County, Texas as amended or supplemented from time to time.
5. Name and Mailing Address of the Association is: Clawson Ridge Condominium Community, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Clawson Ridge Condominium Community, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).

9. Fees charged by the Association upon the sale or transfer of a Unit:

- a. Resale Disclosure Package: \$375.00
  - i. 1-2 days: \$500.00.
  - ii. 3-5 days: \$450.00.
- b. Resale Disclosure Update: \$75.00
- c. Transfer Fee: Not to Exceed \$350.00.
- d. Refinance Certificate Fee: \$35.00.
  - i. 1-2 days: \$75.00.
  - ii. 3-5 days: \$50.00.
- e. Owner WRK CAP Contribution: 2x Monthly Assessment
- f. Owner Reserve Contribution: 2x Monthly Assessment
- g. Custom Lender Form Mortgage Questionnaire: \$350.00
- h. Uniform Condo Questionnaire: \$300.00
  - i. 1-2 days: \$425.00.
  - ii. 3-5 days: \$375.00.

Executed on this the 8 day of July 2024.

CLAWSON RIDGE CONDOMINIUM  
COMMUNITY, INC.

By: [Signature]  
President of FirstService Residential Texas, Inc.

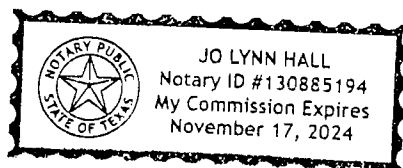
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 8 day of July 2024 personally appeared President of FirstService Residential Texas, Inc., and Managing Clawson Ridge Condominium Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



[Signature]  
Notary Public in and for the State of Texas

E-RECORDED BY:

**ISG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479