

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Apr 17, 2024 04:25 PM Fee: \$37.00

2024041466

Electronically Recorded

MANAGEMENT CERTIFICATE
2500 ROSEWOOD CONDOMINIUM COMMUNITY, INC.

The undersigned, being an officer of 2500 Rosewood Condominium Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: 2500 Rosewood Condominiums (the "Condominium").
2. The name of the condominium association: 2500 Rosewood Condominium Community, Inc., a Texas nonprofit corporation (the "Association").
3. The location of the Condominium: 2500 Rosewood Avenue, Austin, Travis County, Texas 78702.
4. The recording data for the declaration and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The mailing address of the Association: 2500 Rosewood Condominium Community, Inc., c/o Goodwin & Company, Attn: Jennifer Powers, 2425 North Central Expressway, Suite 500, Richardson, Texas 75080.
6. The name, mailing address, telephone number, and email address of any management company managing the Association:

Name:	2500 Rosewood Condominium Community, Inc. c/o Goodwin & Company
Attn:	Jennifer Powers
Mailing Address:	2425 North Central Expressway, Suite 500 Richardson, Texas 75080
Telephone Number:	214-445-2756
Email Address:	Jennifer.Powers@goodwintx.com

7. Website to access the Association's dedicatory instruments:

<https://app.townsq.io/>

8. Amount and description of fees related to property transfer in the condominium project:
The Association fees are in the following amounts:

Working Capital Fee – the amount equal to two (2) months of Regular Assessments

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the condominium project.

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

[SIGNATURE PAGE FOLLOWS]

2500 ROSEWOOD CONDOMINIUM
COMMUNITY, INC.,
a Texas non-profit corporation

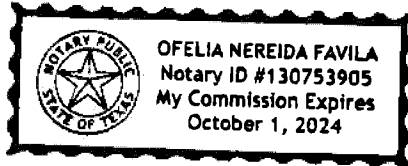
By: [Signature]
Javier Paut, President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 17 day of April, 2024, by
Javier Paut, as President of 2500 Rosewood Condominium Community, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

1. Declaration of Condominium Regime for 2500 Rosewood Condominiums, recorded as Document No. 2024041272, Official Public Records of Travis County, Texas.
2. Community Manual for 2500 Rosewood Condominiums, recorded as Document No. 2024041413, Official Public Records of Travis County, Texas.