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Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Nov 18, 2024 01:26 PM Fee: \$37.00

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CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
WEST 35TH STREET CONDOMINIUMS OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

The undersigned, being the PRESIDENT of West 35th Street Condominiums Owners Association, Inc., a non-profit corporation ("**Association**") 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: The name of the condominium is West 35th Street Condominiums.
2. Name of Association: The name of the Association is West 35th Street Condominiums Owners Association, Inc.
3. Location of Condominium: The location of the condominium is 400 West 35th Street, Austin, Travis County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Condominium Declaration for West 35th Street Condominiums.
 - b. Recording Information:
 - (1) Travis County Clerk's File No. 2006215268.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is West 35th Street Condominiums Owners Association, Inc. c/o Rio 25, L.L.C. dba ATX Association Management, 2404 Rio Grande, Austin, Texas 78705.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Rio 25, L.L.C. dba ATX Association Management. Address: 2404 Rio Grande, Austin, Texas 78705. Phone No.: 512.488.1820. Email Address: admin@atxhoa.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.atxhoa.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 250.00
Questionnaire	\$ 250.00
Rush Fee	1-2 days \$200.00; 3-6 days \$100.00

9. Other Information the Association Considers Important: None.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed on this 13th day of November, 2024.

WEST 35TH STREET CONDOMINIUMS OWNERS
ASSOCIATION, INC.

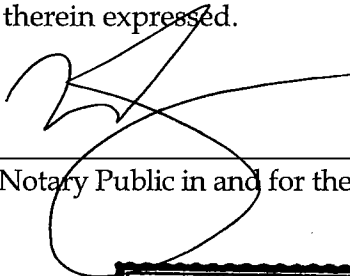
By: Charlene Lin

Printed: CHARLENE LIN

Its: PRESIDENT

THE STATE OF TEXAS §
 §
 COUNTY OF Travis §

BEFORE ME, the undersigned notary public, on this 12 day of November, 2024 personally appeared Charlene Wu, President of West 35th Street Condominiums Owners Association, 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.



 Notary Public in and for the State of Texas

