

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Sep 20, 2021 11:11 AM Fee: \$38.00

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PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
THE TRAILS COMMUNITY ASSOCIATION OF AUSTIN, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent of The Trails Community Association of Austin, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Trails.
2. Name of Association: The name of the Association is The Trails Community Association of Austin, Inc.
3. Recording Data for the Subdivision:

The Trails, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 66, Page 75, Volume 69, Page 72, and Volume 75, Page 235 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Amended and Restated Master Declaration of Covenants and Restrictions for The Trails Community Association of Austin, Inc.
 - b. Recording Information:
 - (1) Travis County Clerk's File No. 2012048411.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Trails Community Association of Austin, Inc. c/o Pioneer Real Estate Services, 611 S. Congress Avenue, Suite 510, Austin 78704.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Paul Meisler,
611 S. Congress Avenue, Suite 510
Austin, 78704
512.337.4496
info@pioneeraustin.com


7. The Association's Dedicatory Instruments are available to Members online at: www.NabrNetwork.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Package Fee prior to 9/1/21	\$ 395.00
Resale Package Fee after 9/1/21	\$ 375.00
Transfer Fee	\$ 220.00
Refinance Fee	N/A

Executed on this 15 day of September, 2021.

THE TRAILS COMMUNITY ASSOCIATION
OF AUSTIN, INC.

By: Pioneer Real Estate Services,
Managing Agent

By:  _____

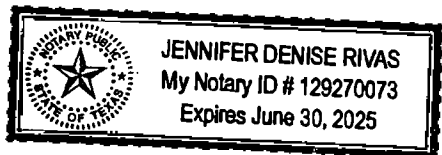
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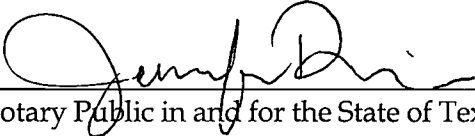
Its:  _____

*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.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 16th day of September 2021, personally appeared Paul Meisler, CEO of Pioneer Real Estate Services, Managing Agent for The Trails Community Association of Austin, 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