

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Nov 24, 2021 02:43 PM Fee: \$34.00

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Electronically Recorded

STATE OF TEXAS

COUNTY OF TRAVIS

COUNTY OF WILLIAMSON

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**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR THE RIDGE AT STEEDS CROSSING HOMEOWNERS ASSOCIATION, INC.**

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: THE RIDGE AT STEEDS CROSSING HOMEOWNERS ASSOCIATION, INC.
2. Name of project or subdivision: The Ridge at Steeds Crossing
3. Recording data for subdivision (Plat recording information for land subject to the deed restrictions): SEE EXHIBIT A.
4. Recording data for the declaration and any/all amendments: SEE EXHIBIT A.
5. Contact information for association's managing agent:

Name: PS Property Management
Mailing address: 1490 Rusk Road Unit 301, Round Rock TX 78665
Phone number: 512-251-6122
Email address: info@psprop.net

6. Association website (if Association contains 60 or more lots or is professionally managed): https://innoviaco-op.com/directory-ps_property/listing/the-ridge-at-steeds-crossing-homeowners-association/

Or

<https://owner.psprop.net>

7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale Certificate:	\$375	Resale Certificate (5-Day Rush):	\$50
Update:	\$75	Resale Certificate (3-Day Rush):	\$75
New Account Set-Up:	\$170	Resale Certificate (1-Day Rush):	\$125

Please plan ahead when ordering a resale certificate or update, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information and it takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

THE RIDGE AT STEEDS CROSSING HOMEOWNERS ASSOCIATION, INC.

By Rick Zilem
 Printed name Rick Zilem
 Title: Managing agent
 Date 11-18-2021

STATE OF TEXAS

COUNTY OF Williamson

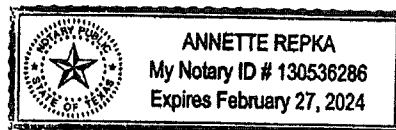
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This instrument was acknowledged before me on November 18th,
 2021 by Rick Zilem in the above stated capacity.

Notary signature Annette Repka
 Notary Public for the State of Texas
 Printed name of notary Annette Repka
 My commission expires 2/27/2024

After recording, please return to:

Niemann & Heyer LLP
 1122 Colorado, Suite 313
 Austin, TX 78701



/Volumes/File Server/CLIENTS/RidgeAtSteedsXing/Rules Legislative
 2021/ManagementCertTheRidgeatSteedsCrossingHomeownersAssociation,Inc.2021 w: Ex. A.doc

WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS

1. The following Declaration of Covenants, Conditions and Restrictions recorded in, Inst. 1997047326 (1997 declaration amendment), Official Public Records WILLIAMSON County, Texas
2. Notice of Dedicatory Instruments recorded in, Inst. 1997007626 (plat), Official Public Records WILLIAMSON County, Texas
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions and Restrictions recorded in, Inst. 1997050439, 1999038184, 1999038729, Official Public Records WILLIAMSON County, Texas.

TRAVIS COUNTY OFFICIAL PUBLIC RECORDS:

1. The following Declaration of Covenants, Conditions and Restrictions recorded in Vol./Pg. 12994/614, Official Public Records Travis County, Texas
2. Plat filed of record in Vol. 98, Page 196
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions and Restrictions recorded in, Vol./Pg. 13046/439 (1997 amendment), Inst. 1999013071, 1999041189, Official Public Records Travis County, Texas