

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 16, 2024 04:00 PM Fee: \$33.00

2024078288

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
Satsuma 53 Condominium Association Inc.
(In compliance with Section 82.116 of the Texas Uniform Condominium Act)

The undersigned entity gives notice that it is managing the association described herein. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

NAME OF SUBDIVISION

Satsuma 53 (The Highlands)

NAME AND ADDRESS OF ASSOCIATION

Satsuma 53 Condominium Association Inc.
508 E 53rd Street
Austin, TX 78751

RECORDING DATA FOR THE SUBDIVISION

Lots A and B, Block 25, AMENDED PLAT LOTS 29, 30, 31, and 32, Block 25, THE HIGHLANDS, a subdivision in Travis County, Texas, according to the map or plat thereof record as Document No. 200400030 of the Official Public Records of Travis County, Texas.

RECORDING DATA FOR ASSOCIATION DECLARATION:

Recorded in Document No. 2005191589 in the Official Public Records of Travis County, Texas, and all annexations, supplements, and amendments thereto,

WEBSITE FOR DEDICATORY INSTRUMENTS

<https://www.comwebportal.com>

THE AMOUNT AND DESCRIPTION OF A FEE OR FEES CHARGED BY THE ASSOCIATION RELATING TO PROPERTY TRANSFER IN HOA

Resale Certificate: \$375.00
Working Capital Fee: Two Months Assessment
New Acct Setup: \$200.00

MAILING ADDRESS OF THE ASSOCIATION OR NAME AND MAILING ADDRESS OF THE PERSON OR ENTITY MANAGING THE ASSOCIATION

Satsuma 53
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442
651-233-1307
careteam@rowcal.com

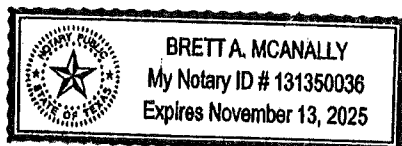
OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE

Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing comprehensive physical inspection of the home and commons areas prior to purchase.

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

§
§
§SIGNED on this the 15th day of July, 2024.Satsuma 53 Condominium Association Inc.
(A TEXAS NON-PROFIT CORPORATION)RowCal Management, LLC
Name of Association or person or entity
Managing AssociationBy: [Signature]
STUART STUBBS MANAGING AGENT
Printed Name and Title of the Above PersonBEFORE ME, the undersigned notary public, on this the 12th day of July, 2024,
acknowledged that this instrument was signed for the purposes and intent herein expressed.[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF
TEXASPrinted Name of Notary Brett McAnally
My Commission
Expires 11/13/2025After recording, return to the managing agent, RowCal Management:
715 Discovery Blvd., #311
Cedar Park, TX 78613