

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Oct 15, 2024 11:17 AM Fee: \$37.00

2024113962

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
ANGEL BAY PROPERTY OWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTIES OF TRAVIS §

The undersigned, being the Managing Agent of Angel Bay Property Owners Association, a non-profit corporation 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 prior Management Certificate filed by Angel Bay Property Owners Association:

1. Name of Subdivision: Angel Bay.
2. Name of Association: Angel Bay Property Owners Association.
3. Recording Data for the Subdivision:
 - a) Angel Bay is an addition to the city of Austin located in Travis County, Texas, according to the maps or plats thereof, recorded in the Map Records of Travis County, Texas, under File Number 199900173 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Angel Bay is subject to the Declaration of Covenants, Conditions, and Restrictions for Angel Bay Property Owners Association which are filed in the real property records in Travis County, Texas as follows:
 - a. Filed Document: DCCER; Recording Information: 1999035407.
 - b. Filed Document: Non-Point Source Pollution Restrictive Covenant; Recording Information: 1999035408.
 - c. Filed Document: Amended and Restated DCCER; Recording Information: 1999037847.
 - d. Filed Document: Second Amendment and Restated DCCER; Recording Information: 1999042184.
 - e. Filed Document: First Amendment to the Second Amended and Restated DCCER; Recording Information: 1999072681.
 - f. Filed Document: Second Amendment to the Second Amended and Restated DCCER; Recording Information: 2001009939.
 - g. Filed Document: Annexation of Property into the Second Amended and Restated DCCER; Recording Information: 2001077343.
 - h. Filed Document: Amended and Restated Annexation of Property into the Second Amended and Restated DCCER; Recording Information: 20011469118.

- i. Filed Document: Third Amendment to the Second Amended and Restated DCCER; Recording Information: 2002007329.
 - j. Filed Document: Fourth Amendment to the Second Amended and Restated DCCER; Recording Information: 2021046858.
- 5. Name and Mailing Address of the Association is: Angel Bay Property Owners Association c/o FirstService Residential Texas, Inc., 5316 West US-290 Service Road, Ste. 100, Austin, Texas 78735.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Angel Bay Property Owners Association c/o FirstService Residential Texas, Inc., 5316 West US-290 Service Road, Ste. 100, Austin, Texas 78735.
- 7. Telephone Number to Contact the Association is: 512-266-6771.
- 8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website is:<https://angelbaypoa.connectresident.com>
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: Not to Exceed \$350.00.
 - d. Refinance Certificate Fee: \$125.00.
 - i. 1-2 days: \$250.00.
 - ii. 3-5 days: \$200.00.
 - e. Developer/Builder to Homeowner-Statement of Account: \$35.00.
 - i. 1-2 days: \$75.00.
 - ii. 3-5 days: \$50.00.
 - f. HOA Questionnaire (optional): \$250.00
 - g. Loan Estimate Questionnaire (optional): \$100.00

Executed on this the 3 day of October 2024.

ANGEL BAY PROPERTY OWNERS
ASSOCIATION

By: Kristie Rose-Zapp
Kristie Rose-Zapp, President of FirstService
Residential Austin, LLC

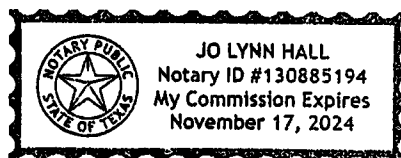
THE STATE OF TEXAS

§
§
§

ACKNOWLEDGMENT

COUNTY OF AUSTIN

BEFORE ME, the undersigned notary public, on this the 3 day of October 2024 personally appeared, President of FirstService Residential Texas, Inc., and Managing Angel Bay Property Owners Association 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 and on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

E-RECORDED BY:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479