

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Oct 31, 2025 03:05 PM Fee: \$29.00

2025121575

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

CONDOMINIUM OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
Condominium Project, Gardens of Balcones Condominium Association, Inc.

The undersigned Association gives notice that the management company named below has commenced management of the Association named below.

1. Name of the Condominium: Gardens of Balcones
2. Name of the owners association: Gardens of Balcones Condominium Association, Inc.
3. Location of project: 11558 Spicewood Parkway, Austin, Texas 78750
4. Declaration recording data: Declaration recorded as Document No. 2000020569 and Amendments filed as Document Nos. 2000066720 and 2000167010, all in the Official Public Records of Travis County, Texas.
5. Managing agent:

Name:	Inframark, LLC
Mailing address:	13915 N. Mopac Expy, Suite 105, Austin, Tx 78728
Phone number:	512-287-8000
Email address:	customercare@inframark.com
6. Website: Communitymanagement@inframark.com
7. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Condominium:

Resale Certificate: \$375
Working Capital Fee¹: 2 months of Assessments
1-Day Rush Fee: \$185
3-Day Rush Fee: \$150
5-Day Rush Fee: \$125

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate (or if purchasing directly from the developer, Condominium Information Statement) and performing a comprehensive physical inspection of the unit and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the condominium community and to contact its governing Association. This certificate does not purport to identify every publicly recorded document affecting the condominium, or to report every piece of information pertinent to the condominium. 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 unit in the project. The registered agent for the Association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a newer management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

¹ See Declaration §4.2

Gardens of Balcones Condominium Association, Inc.

By Joseph Ristuccia
Signature Joseph Ristuccia

Title of officer signing DIRECTOR OF
COMMUNITY MANAGEMENT

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on October 31,
2025 by Joseph Ristuccia in the above stated capacity.

Notary signature Maribel Condon

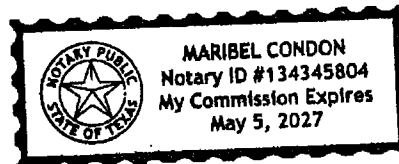
Notary Public for the State of Texas

Printed name of notary Maribel Condon

My commission expires May 5, 2027

After recording, please return to:

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



/Volumes/File Server/CLIENTS Gardens of Balcones/Mgmt Cert 2025/Management Certificate 10-15-25 docx