

## MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned Manager of the Association gives notice of the following information about the Association named below.

1. Name of Project: The Peninsula on Lake Austin
2. Name of Association: The Peninsula on Lake Austin Common Area Council of Owners, Inc.
3. Location of Project: 2329 Westlake Drive, Austin, TX 78746
4. Recording Data for Condominium: Volume 13210, Pages 0919, Real Property Records of Travis County, Texas; Instrument # 433231, Real Property Records of Travis County, Texas.
5. Recording Data for Declaration: Volume 12441, Page 1217, Real Property Records of Travis County, Texas.
6. Mailing address of the Association: P.O. Box 92649, Austin, Texas 78709
7. Name of the person and entity managing the Association: Jack Baker, Community Association Management, Inc.
8. Telephone number and address of person and entity managing the Association: (512) 288-2376; 7700 Hwy. 71 W., Ste. 270, Austin, Travis County, Texas 78735

This Management Certificate is filed of record in Travis County, Texas by the Manager of the Association. It shall be valid until a later Management Certificate is filed of record by the Association or by the person or entity managing the Association, or until a termination of the Management Certificate is filed of record, whichever is sooner. 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 unit or lot and any 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.

By Jack Baker

Jack Baker, Association Manager

THE STATE OF TEXAS

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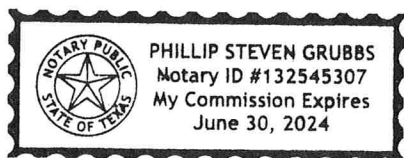
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COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 7th day of April, 2021

by JACK BAKER in the above stated capacity.



Phillip Steven Grubbs  
Notary Public Signature

Phillip Steven Grubbs  
Printed Name of Notary Public

*After recording, please return the original to managing agent at the address stated in Section 6 and 7 above.*

**Return:**

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk  
Travis County, Texas

COMMUNITY ASSOCIATION MANAGEMENT,  
IN  
JACK BAKER  
PO BOX 92649  
AUSTIN, TX 78709



**2021086675**

Apr 20, 2021 10:42 AM

Fee: \$26.00

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