



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Aug 30, 2021 03:23 PM Fee: \$34.00

2021193733

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
LOHMANS CROSSING ESTATES, SECTION SEVEN, HOMEOWNERS ASSOCIATION

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

1. Legal name of owners association: Lohmans Crossing Estates, Section Seven, Homeowners Association
2. Name of project or subdivision: Lohmans Crossing Estates Section 7
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: Community Association Management
Mailing address: PO Box 92649, Austin, TX 79709
Phone number: 512-288-2376
Email address: admin@camanagers.com

6. Association website: lohmancrossingestates.com
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale certificate fees and resale certificate update fees, pursuant to Texas Property Code §207.003, will not exceed \$375 (resale certificate) and \$75 (update). Other fees associated with property transfer include a transfer fee (\$250) and a statement fee (\$50).

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 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. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. The fee will not exceed \$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 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.

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

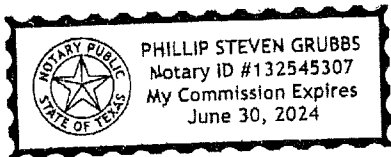
Lohmans Crossing Estates, Section Seven, Homeowners Association

By Jack Baker
 Printed name Jack Baker
 Title: Officer OR Managing agent (circle one)
 Date 8/20/2021

STATE OF TEXAS

COUNTY OF TRAVIS

20 21 This instrument was acknowledged before me on August 20
 by JACK BAKER in the above stated capacity.



Notary signature Phillip Steven Grubbs
 Notary Public for the State of TEXAS
 Printed name of notary Phillip Steven Grubbs
 My commission expires June 30, 2024

After recording, please return to:

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

/Volumes/File Server/CLIENTS/LohmansCrossingEstatesSECTION7/Rules Legislative 2021/ManagementCertLohmansCrossingSec72021.doc

Exhibit A

LOHMANS CROSSING ESTATES 7

1. The following Declaration of Covenants, Conditions, and Restrictions recorded in, **Vol./Pg. 8420/37, 9917/423**, Official Public Records **Travis** County, Texas.
2. Notice of Dedicatory Instruments recorded in, **Vol./Pg. 84/18D, Inst. 2012005329**, Official Public Records **Travis** County, Texas.

/Volumes/File Server/CLIENTS/LohmansCrossingEstatesSECTION7/Rules Legislative 2021/Title Work 8-30/LOHMANS CROSSING EST
7/Exhibit A.docx