

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR HUTTO CREEK BEND HOMEOWNERS ASSOCIATION, INC.**

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

1. Legal name of owners association: Hutto Creek Bend Homeowners Association, Inc.
2. Name of project or subdivision: Hutto Creek Bend
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: PS Property Management
Mailing address: 1490 Rusk Road Unit 301, Round Rock TX 78665
Phone number: 512-251-6122
Email address: info@psprop.net

6. Association website (if Association contains 60 or more lots or is professionally managed):
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale Certificate:	\$375	Resale Certificate (5-Day Rush):	\$50
Resale Certificate Update:	\$75	Resale Certificate (3-Day Rush):	\$75
New Account Set-Up:	\$170	Resale Certificate (1-Day Rush):	\$125
Reserve Fee:	\$300		

Resale certificate fees and resale certificate update fees, pursuant to Texas Property Code §207.003, will not exceed \$375 (resale certificate) and \$75 (update.)

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 it 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.

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.

HUTTO CREEK BEND HOMEOWNERS ASSOCIATION, INC.

By *Rick Zilem*
 Printed name Rick Zilem
 Title: Officer OR Managing agent (circle one)
 Date _____

STATE OF TEXAS

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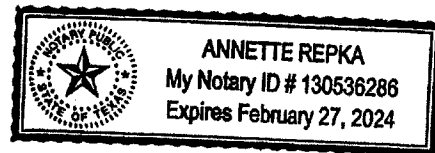
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on November 18th,
 2021 by Rick Zilem in the above stated capacity.

Notary signature *Annette Repka*
 Notary Public for the State of Texas
 Printed name of notary Annette Repka
 My commission expires 2/27/2024

After recording, please return to:

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



/Volumes/File Server/CLIENTS/HuttoCreekBend/Rules Legislative 2021/ManagementCertHuttoCreekBendHomeownersAssociation, Inc.2021
 w: Ex. A.doc

EXHIBIT A

HUTTO CREEK BEND

1. The following Declaration of Covenants, Conditions and Restrictions recorded in, **Inst. 2002059927, 2002090682, 2002097829, 2003016176, 2003018928, 2004013997, 2004048087, 2004048630,** Official Public Records **WILLIAMSON** County, Texas

2. Notice of Dedicatory Instruments recorded in, **Vol./Pg. /40, /42, /218, /348, /75, /228, /379, /92, /83, /85, /266, Inst. 2002067626, 2004019198, 2011064424, 2012040629, 2012086527, 2012095482, 2013002103, 2013003046, 2014037030, 2014068266, 2014068268, 2016077827, 2021067893, 2021067895,** Official Public Records **WILLIAMSON** County, Texas

3. The following amendment(s), if any, to the Declaration of Covenants, Conditions and Restrictions recorded in, **Inst. 2002067627, 2002083588, 2002092319, 2002098920, 2003002831, 2003082357, 2004087905, 2004087906, 2005026266, 2005026267, 2005026268, 2005093879, 2005093880, 2005093887, 2005093888, 2006101671, 2007055770, 2007055774, 2007089766, 2009030892, 2009083516, 2012013807,** Official Public Records **WILLIAMSON** County, Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

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Pages: 4 Fee: \$34.00

11/24/2021 04:05 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas