

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 03, 2025 01:21 PM Fee: \$29.00

2025097814

Electronically Recorded

STATE OF TEXAS

COUNTY OF TRAVIS

CONDOMINIUM OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for Condominium Project, The Switch Willow Condominium Owners' 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: Switch Willow Condominiums
2. Name of the owners association: The Switch Willow Condominium Owners' Association, Inc.
3. Location of project: 4400 Switch Willow Rd. , Austin Texas 78727
4. Declaration recording data: Vol. 13704, Pg. 1113 and Vol. 13146, Pg. 79, both of the Real Property Records, Travis County, Texas
5. Name of managing agent: PS Property Management
6. Mailing address of managing agent: 1490 Rusk Road Unit 301, Round Rock, TX 78665
7. Managing Agent's telephone and email address: (512) 251 6112 info@psprop.net
8. Association website: owner.psprop.net
9. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Condominium:

Resale Certificate:	\$375
Resale Certificate Update:	\$75
Resale Certificate 5-day Rush:	\$75
Resale Certificate 1-day Rush:	\$125
New Account Set-up:	\$265
Transfer Fee:	\$50 ¹
Replacement Reserve Fund:	2 months assessments ²

Premium Lender Questionnaire Bundle

Includes: Articles of Incorporation, Balance Sheet, Budget, Bylaws, Certificate of Insurance, Policies and Procedures, Declaration/CC&Rs, Rules and Regulations.

Additional documents available: Reserve Report \$30

Standard \$309 (optional Custom Questionnaire for additional \$75)
Rush \$349 (optional Custom Questionnaire for additional \$115)
Expedited \$374 (optional Custom Questionnaire for additional \$140)

Limited Lender Questionnaire Bundle

Includes: Budget, Certificate of Insurance.

Additional documents available: Articles of Incorporation \$15, Balance Sheet \$10, Bylaws \$20, Policies and Procedures \$10, Declaration/CC&Rs \$30, Reserve Report \$30, Rules and Regulations \$25

¹ Declaration section 4.4 and Notice of Transfer Fee. Document No. 2012143041, Official Public Records, Travis County, Texas

² Declaration section 4.1

Standard \$259 (optional Custom Questionnaire for additional \$75)
 Rush \$299 (optional Custom Questionnaire for additional \$115)
 Expedited \$324 (optional Custom Questionnaire for additional \$140)

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.

The Switch Willow Condominium Owners' Association, Inc.

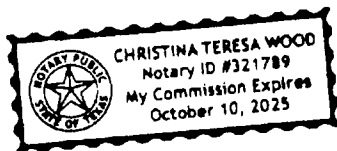
By Thomas G. Rattiff
 Signature

Title of officer signing President SWCOA

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on 2nd of September,
 2025 by Thomas G. Rattiff in the above stated capacity.



Notary signature Christina Teresa Wood
 Notary Public for the State of Texas
 Printed name of notary Christina Teresa Wood
 My commission expires 10-10-2025

After recording, please return to:

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

/Volumes/File Server/CLIENTS/SwitchWillow (Also Switch Willow)/Management Certificate Management Certificate 2025 Switch Willow.docx