



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT
CERTIFICATE – AMENDED
for
Terrace at the Preserve Condominium Community, Inc.**

OFFICIAL RECORDING STAMP

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate."

1. Name of Subdivision:	The Terrace at the Preserve
2. Name of Association:	The Terrace at the Preserve Condominium Community, Inc.
3. Recording Data of Subdivision:	The Subdivision is recorded according to the Map and Plat Records in Travis County, Texas, as follows: (a) File No. 200500016.
4. Recording Data for the Declaration*:	The Declarations for the Association are recorded in the Real Property Records of Travis County, Texas, as follows: (a) Declaration of Condominium Regime for the Terrace at the Preserve Condominiums. Doc 2006170623. 9/1/2006. (b) First Amendment to Declaration of Condominium Regime for the Terrace at the Preserve Condominium. Doc 2011081006. (c) Second Amendment to Declaration of Condominium Regime for the Terrace at the Preserve Condominium. Doc 2014038579. 3/19/2014. (d) 1972 Property Restrictions for the Terrace at the Preserve Condominium. Doc 2005070147. 4/22/2005. (e) Adoption of Working Capital Fee. Doc 2006173173. (f) Working Capital Fee Policy. Doc 2021141848. 6/24/2021. (g) Community Manual for Terrace at the Preserve Condominium. Doc 2013185449. (h) Terrace at the Preserve Condominium First Amendment to Community Manual. Doc 2020129617.
5. Mailing Address of the Association:	The Terrace at the Preserve Condominium Community, Inc. c/o PMI Austin Experts 15303 S Flamingo Drive Lakeway, TX 78734
6. Contact of Association's Representative:	KAPs Unlimited LLC d/b/a PMI Austin Experts 15303 S. Flamingo Drive Lakeway, TX 78734 (737)-237-0110 association@pmiae.com
7. Association's Dedicatory Instruments:	https://pmiae.cincwebaxis.com (Available to owners online)

8. Information on Title Transfer:	Visit https://www.homewisedocs.com/ Resale Certificate \$375.00 Transfer Fee \$200.00
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THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. 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 in the county where the above-described condominium is located. It shall be valid until an amended management certificate is filed by the Association or until a termination of this management certificate is filed, whichever is sooner.

Executed this 24 day of April, 2025 for:

The Terrace at the Preserve Condominium Community, Inc.

By: PMI Austin Experts, Managing Agent

Signed: Shaun Taylor

Printed: Shaun Taylor

Title: Community Association Manager

STATE OF TEXAS §

COUNTY OF Travis §

BEFORE ME, the undersigned notary public, on this 24 day of April, 2025 personally appeared Community Manager of PMI Austin Experts for The Terrace at the Preserve Condominium Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Anna M. Sanchez
Notary Public in and for the State of Texas

Return to:
PMI Austin Experts
P.O. Box 340786
Lakeway, TX 78734



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

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Apr 29, 2025 03:54 PM

Fee: \$33.00

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