



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Sep 09, 2021 03:38 PM Fee: \$30.00

2021201948

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE FOR  
PRADO HOMEOWNERS ASSOCIATION COMMUNITY, INC.  
TRAVIS COUNTY**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

1. **Name of Subdivision:** Prado
2. **Name of Association:** Prado Homeowners Association Community, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Prado Homeowners Association Community, Inc., 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735.
6. **The Association's designated representative is:** FirstService Residential Austin, LLC, 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735; 512-266-6771 Office; Email: [Austin@fsresidential.com](mailto:Austin@fsresidential.com); Community Website: <https://prado.connectresident.com/>
7. **Transfer Fee:** There is a transfer fee in the amount of **\$350.00** and a \$200.00 working cap fee, a resale disclosure package fee in the amount of **\$375.00**, collected at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Prado Homeowners Association Community, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

**PRADO HOMEOWNERS ASSOCIATION COMMUNITY, INC.**

By: 

Print Name: Gerry Poe

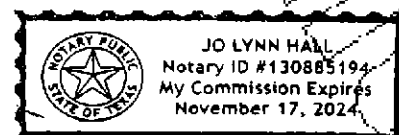
Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF TRAVIS §

20 21 This instrument was acknowledged and signed before me on this the 9 day of September by Gerry Poe, the Managing Agent of the Prado Homeowners Association Community, Inc., on behalf of the Association.

Notary Public – State of Texas

**After Recording Return To:**  
FirstService Residential Austin, LLC  
5316 W US HWY 290 Service Road, Ste 100  
Austin, TX 78735



## EXHIBIT "A"

**Prado Homeowners Association Community, Inc.**, a subdivision located in Travis County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Prado Homeowners Association Community, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Travis County, Texas as follows:

Recording Date	Filed Document	Recording Information
06/07/2017	Declaration	2017090894
09/26/2017	Adoption of Working Capital	2017154326
06/07/2017	Community Manual	2017091348
08/30/2017	Declaration, Removal & Appointment of Director	2017139982
02/13/2019	Deed Without Warranty	2019019944
06/04/2015	Plat Phase 1 Lot A	201500118
06/06/2018	Plat Phase 2 Lot A	201800114
05/31/2017	Certificate of Formation	802735177