

STATE OF TEXAS                   §  
COUNTY OF WILLIAMSON       §

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**for**  
**HOMEOWNERS ASSOCIATION FOR CHANDLER CREEK, INC.**

The undersigned Association gives notice in accordance with Texas Property Code Chapter 82.

1. Legal name of owners association: HOMEOWNERS ASSOCIATION FOR CHANDLER CREEK, INC.
2. Name of project or subdivision: Chandler Creek
3. Recording data for subdivision: Cabinet/Slides H/318-319, M/274-276, N/100-102, N/116/118, P/14-15, Q/108-110, R/342-344, R/386-389, S/194-195, S/353-356, T/274-275, T/346-348, T/349-351, T/362-365, U/120-123, V/5-8, V/27-29, V/30-32, V/289-291, W/49-51, W/309-311, Z/55-57, Nos. 2015109780, 2016066792, and 2019126981 in the Plat Records / Official Public Records of Williamson County, Texas, and any amendments and supplements thereto as further described in the documents referenced in paragraph 4.
4. Recording data for the declaration and any/all amendments: Document Nos. 1995002324, 1999076081, 2000022727, 2002070820, 1996008168, 1996017035, 2000047164, 2001007173, 2002012872, 2001072301, 2001072302, 2001023842, 2002007535, 2001069264, and 2001069265, Official Public Records of Williamson County, Texas
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: <https://owner.psprop.net/>
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale certificate	\$375	Resale Certificate 3-Day Rush	\$75
Update to resale certificate	\$75	Resale Certificate 1-Day Rush	\$125
Resale certificate 5-Day Rush	\$50	New account setup fee	\$170

**Please plan ahead when ordering a resale certificate or update**, by law the association has **10 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. If the service is provided the fee will be  
\$125 for 1-day rush; \$75 for 5-day rush

Please note: additional charges may apply for lender questionnaires related to prospective sales, over and above a request for a standard resale certificate. The association has no duty to answer lender questionnaires, but should it choose to do so the fees are as follows:

- **Premium Lender Questionnaire Bundle**
  - Includes: Articles of Incorporation, Balance Sheet, Budget, Bylaws, Certificate of Insurance, Policies and Procedures, Declaration/CC&Rs, Rules and Regulation.
  - Additional documents available: Reserve Report \$30
    - Standard: \$227 (optional Custom Questionnaire + \$75)

- Rush: \$267 (optional Custom Questionnaire + \$115)
- Expedited: \$292 (optional Custom Questionnaire + \$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
  - Standard: \$177 (optional Custom Questionnaire + \$75)
  - Rush: \$217 (optional Custom Questionnaire + \$115)
  - Expedited: \$242 (optional Custom Questionnaire + \$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 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.

HOMEOWNERS ASSOCIATION FOR CHANDLER CREEK, INC.

By 

Printed name Rick Zilem

Title: Officer OR Managing agent (circle one)

Date October 11, 2023

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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§

This instrument was acknowledged before me on October 11, 2023 by  
Rick Zilem Managing Agent in the above stated capacity.

Notary signature

*[Handwritten Signature]*

Notary Public for the State of

Texas

Printed name of notary

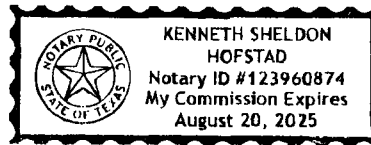
Kenneth Sheldon Hofstad

My commission expires

8-20-2025

After recording, please return to:

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



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2023085645**

Pages: 4 Fee: \$34.00

10/13/2023 08:21 AM

OSALINAS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas