

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Oct 15, 2024 11:23 AM Fee: \$37.00

**2024113968**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
VINEYARD AT ROUGH HOLLOW CONDOMINIUM COMMUNITY, INC.**

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THE STATE OF TEXAS                   §  
   §  
COUNTIES OF TRAVIS               §

The undersigned, being an Officer of Vineyard at Rough Hollow Condominium Community, Inc. a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: Vineyard at Rough Hollow.
2. Name of Association: Vineyard at Rough Hollow Condominium Community, Inc.
3. The Location of the Condominium:
  - a. 105 Beneteau Drive, Austin, Texas 78738.
4. Recording Data for the Condominium Declaration:
  - a. Vineyard at Rough Hollow is subject to the Condominium Declaration for Vineyard at Rough Hollow Condominium Community, Inc., recorded as Document No.'s 2016094606, 2015153397, 2016056152, 2016209808, 2017171647, 2018029466, 2018091773, 2018142448, 2018151586, 2019012597, 2019128970, 2020066296, 2020224225, and 2021178574 in the Real Property Records, Travis County, Texas as amended or supplemented from time to time.
5. Name and Mailing Address of the Association is: Vineyard at Rough Hollow Condominium Community, Inc. c/o FirstService Residential Texas, Inc., 5316 West US-290 Service Road, Ste. 100, Austin, Texas 78735.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Vineyard at Rough Hollow Condominium Community, Inc. c/o FirstService Residential Texas, Inc., 5316 West US-290 Service Road, Ste. 100, Austin, Texas 78735.
7. Telephone Number to Contact the Association is: 512-266-6771.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).

9. The Association's website is: <https://vineyardatrh.connectresident.com>.

10. Fees charged by the Association upon the sale or transfer of a Unit:

- a. Resale Disclosure Package: \$375.00.
  - i. 1-2 days: \$500.00.
  - ii. 3-5 days: \$450.00.
- b. Resale Disclosure Update: \$75.00.
- c. Transfer Fee: Not to Exceed \$350.00.
- d. Refinance Certificate Fee: \$125.00.
  - i. 1-2 days: \$250.00.
  - ii. 3-5 days: \$200.00.
- e. Developer/Builder to Homeowner-Statement of Account: \$35.00.
  - i. 1-2 days: \$75.00.
  - ii. 3-5 days: \$50.00.
- f. Custom Lender Form Mortgage Questionnaire: \$350.00.
- g. Uniform Condo Questionnaire: \$300.00.
  - i. 1-2 days: \$425.00.
  - ii. 3-5 days: \$375.00.
- h. Reserve Fee: 1x Monthly Assessment.
- i. Working Capital: 2x Monthly Assessment.

Executed on this the 3 day of October 2024.

VINEYARD AT ROUGH HOLLOW  
CONDOMINIUM COMMUNITY, INC.

By: Kristie Rose-Zapp  
Kristie Rose-Zapp, President of FirstService  
Residential Austin, LLC

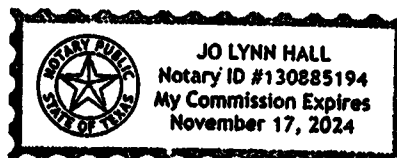
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF AUSTIN

BEFORE ME, the undersigned notary public, on this the 3 day of October 2024 personally appeared, President of FirstService Residential Texas, Inc., and Managing Vineyard at Rough Hollow Condominium Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



[Signature]  
Notary Public in and for the State of Texas

E-RECORDED BY:

**IS** | SEARS  
BENNETT  
& GERDES, L.L.P

6548 GREATWOOD PKWY.

SUGAR LAND, TEXAS 77479