



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Mar 04, 2026 10:33 AM Fee: \$37.00

2026023719

\*Electronically Recorded\*

**AFTER RECORDING RETURN TO:**

ROBERT D. BURTON, ESQ.  
MARK D. GROBMYER, ESQ.  
WINSTEAD PC  
600 W. 5TH STREET, SUITE 900  
AUSTIN, TX 78701  
EMAIL: RBURTON@WINSTEAD.COM  
MGROBMYER@WINSTEAD.COM



MANAGEMENT CERTIFICATE  
OF  
TRIADA RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Triada Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Triada.
2. The name of the association: Triada Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Travis County, Texas, as described on Exhibit "A" to that certain Triada Master Covenant [Residential], recorded under Document No. 2026022792, Official Public Records of Travis County, Texas, as the same may be amended from time to time (the "Master Covenant").
4. The recording data for the Master Covenant with any amendments and/or supplements to the Master Covenant: The recording data for the Master Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name of the Association is Triada Residential Community, Inc., and the and mailing address is C/O RealManage Elevated Onsite, P.O. Box 803555 Dallas, Texas, 75380.
6. The name, mailing address, telephone number, and email address of the person managing the Association Triada Residential Community, Inc.:

Name:	RealManage Elevated Onsite
Attn:	Jodie Walker
Mailing Address:	P.O. Box 803555 Dallas, Texas, 75380
Telephone Number:	855-947-2636
Email Address:	<a href="mailto:service@ciramail.com">service@ciramail.com</a>

7. Website to access the Association's dedicatory instruments for Triada Residential Community, Inc. is www.ciranet.com.
8. Amount and description of fees related to property transfer in the subdivision Triada Residential Community, Inc.- See next page.

The Association fees are in the following amounts:

Working Capital Contribution, paid to the association: \$250

- Initial Transfer for a lot from builder to homeowner:
  - Conveyance Fee- \$350
  - Resale Certificate Fee- \$375
- Homeowner to Homeowner Resales:
  - Conveyance Fee- \$350
  - Resale Certificate Fee- \$375

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 4th day of March, 2026

**TRIADA RESIDENTIAL COMMUNITY, INC.**, a Texas nonprofit corporation

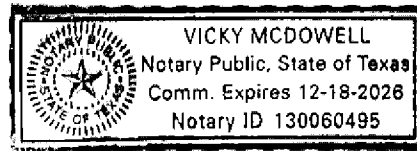
By: *Kevin Fleming*  
Name: \_\_\_\_\_  
Title: Kevin Fleming - Assistant Secretary

THE STATE OF TEXAS       §  
  §  
COUNTY OF Travis       §

This instrument was acknowledged before me on 2<sup>nd</sup> day of March, 2026 by Kevin Fleming the Asst Secretary of Triada Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

*Vicky McDowell*  
Notary Public Signature



ATTACHMENT 1

RECORDING DATA FOR THE MASTER COVENANT AND RELATED DOCUMENTS

1. Triada Master Covenant [Residential], recorded as Document No. 2026022792, Official Public Records of Travis County, Texas.
2. Triada Development Area Declaration [Residential], recorded as Document No. 2026023115, Official Public Records of Travis County, Texas.
3. Community Manual for Triada, recorded as Document No. 2026023162, Official Public Records of Travis County, Texas.
4. Community Enhancement Covenant for Triada, recorded as Document No. 2026023118, Official Public Records of Travis County, Texas.
5. Design Guidelines for Triada, recorded as Document No. 2026023444, Official Public Records of Travis County, Texas.
6. Triada Adoption of Working Capital Assessment, recorded as Document No. 2026023111, Official Public Records of Travis County, Texas.
7. Triada Notice of Applicability [Residential], recorded as Document No. 2026023446, Official Public Records of Travis County, Texas.