



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 15, 2025 09:26 AM Fee: \$33.00

PEACOCK PRESERVE HOMEOWNERS ASSOCIATION, INC. 2025102297

Electronically Recorded

MANAGEMENT CERTIFICATE

STATE OF TEXAS

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COUNTY OF TRAVIS

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This Management Certificate is filed by the Peacock Preserve Homeowners Association, Inc., a Texas nonprofit corporation, pursuant to Texas Property Code §209.004.

1. **Name of Subdivision: Peacock Preserve**
2. **Name of Association:** Peacock Preserve Homeowners Association, Inc., a Texas nonprofit corporation
3. **Recording Data for the Subdivision Plat(s):** To obtain copies of a plat, please contact the Travis County Clerk. The following plat(s), as may be amended from time to time, include those tracts of real property currently annexed into the Preservation at Peacock subdivision.
 - (a) Peacock Preserve Final Plat, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202400146 Official Public Records of Travis County, Texas.

4. Recording Data for the Declaration and All Amendments:

Name of Instrument: Declaration of Covenants, Conditions and Restrictions for Peacock Preserve

Recorded On: August 23, 2024, in Document No. 2024094046, of the Official Public Records of Travis County, Texas

Name of Instrument: First Amendment to Declaration of Covenants, Conditions and Restrictions for Peacock Preserve

Recorded On: September 12, 2025, in Document No. 2025102136, of the Official Public Records of Travis County, Texas

Name of Instrument: Adoption of Working Capital Assessment for Peacock Preserve

Recorded On: September 5, 2024, in Document No. 2024098887, of the Official Public Records of Travis County, Texas

Name of Instrument: Community Manual for Peacock Preserve

Recorded On: September 6, 2024, in Document No. 2024099028, of the Official Public Records of Travis County, Texas

Name of Instrument: Design Guidelines for Peacock Preserve

Recorded On: September 6, 2024, in Document No. 2024099133, of the Official Public Records of Travis County, Texas

5. Mailing Address of the Association and Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:

Alliance Association Management
4009 Banister Lane #300
Austin, Texas 78704
Phone No.: (512) 328-6100
Email: ACHinfo@associa.us

6. Association's Website Address Where the Subdivision's Restrictions are Posted:

www.townsq.io

7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Working Capital Assessment	\$1,000.00 per Lot
New account setup fee establishing new Owner's account in the Association's records:	\$45
Resale Certificate:	\$340
Resale Certificate Update:	\$75
Transfer Fee:	\$220
Legacy Account Closure Fee:	\$220
Refinance Statement of Account:	\$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation:	\$175 for 1 day expedite \$125 for 3 day expedite

Prospective purchasers are advised to independently examine the Declaration of Covenants, Conditions and Restrictions, Bylaws, Design Guidelines and all other dedicatory instruments of the Subdivision and Association prior to purchase.

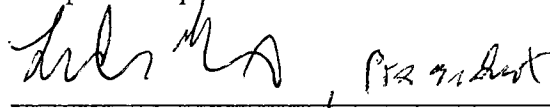
[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE]

SIGNED this 11 day of September, 2025.

Peacock Preserve Homeowners Association, Inc.,
a Texas nonprofit corporation

By:



Landon Marino, President

STATE OF TEXAS

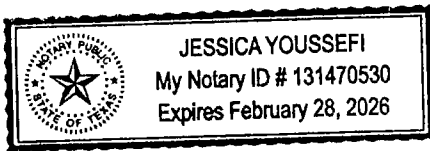
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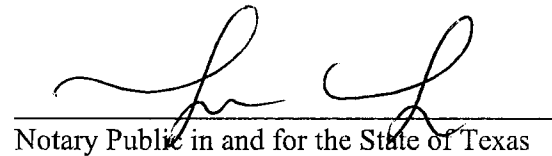
COUNTY OF TRAVIS

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BEFORE ME, the undersigned authority, on this 11 day of September, 2025,
personally appeared Landon Marino, as President of Peacock Preserve Homeowners Association,
Inc., a Texas nonprofit corporation, on behalf of the said nonprofit corporation.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

McLean & Howard, LLP
Attn: Leslie Keyser
4301 Bull Creek Road, Suite 150
Austin, Texas 78731