



**MANAGEMENT CERTIFICATE  
OF  
SUMMERSIDE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer Summerside 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: Summerside Residential Community, INC.
2. The name of the association: Summerside Residential Community, INC., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Caldwell County, Texas, as more particularly described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Summerside Residential Community, INC. recorded as Document No. 2021-007388, in the Official Public Records of Caldwell County, Texas as may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any supplements or amendments to the Declaration: See Attachment 1 attached hereto.

The name and mailing address of the association: Summerside Residential Community, Inc. c/o PMP Management, 551 SIH 35, Suite 150, Round Rock, Texas 78664.

5. The name, mailing address, telephone number, email address of the person managing the association:

Name: Tracie Manriquez

Mailing Address: 551 S. IH 35, Suite 150, Round Rock, Texas 78664

Attn: PMP Management

Telephone Number: 512-381-2919

Email Address: tmanriquez@pmpmanage.com

6. Website to access the Association's dedicatory instruments: www.Summersideowners.com.
7. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

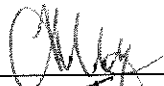
Working Capital Assessment - \$150.00

Transfer Fee - \$ 185.00

Resale Certificate Fee - \$ 325.00

This Certificate is effective as of the date it is recorded in the Official Public Records of Caldwell County, Texas.

**SUMMERSIDE RESIDENTIAL, INC,**  
a Texas non-profit corporation

By:   
Printed Name: Tracie Manriquez  
Title: Vice President of Community Management

STATE OF TEXAS

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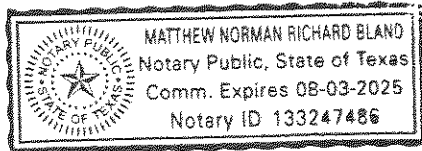
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COUNTY OF CALDWELL

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This instrument was acknowledged before me on the 17th day of September, 2024, by Tracie Manriquez, the Community Manager of SUMMERSIDE RESIDENTIAL, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**ATTACHMENT 1**  
**RECORDING INFORMATION**  
**FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Summerside Residential, INC., recorded as Document No. 2021-007388, Official Public Records of Caldwell County, Texas.
2. Summerside Residential, INC. Community Manual, recorded as Document No. 2021-007552, Official Public Records of Caldwell County, Texas.
3. Adoption of Working Capital Assessment for Summerside Residential, INC., recorded as Document No. 2022-009678, Official Public Records of Caldwell County, Texas.

This document is being recorded as  
a COURTESY ONLY by Roberts  
Markel Weinberg Butler Hailey PC,  
without review and without liability,  
expressed or implied.

## FILED AND RECORDED

**Instrument Number: 2024-008294 Management Certificate**

Filing and Recording Date: 10/18/2024 12:30:10 PM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



*Teresa Rodriguez*

Teresa Rodriguez, County Clerk  
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

**DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.**