

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 09, 2025 05:03 PM Fee: \$31.00

2025100569

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

CONDOMINIUM OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
Condominium Project, The Trio at Menchaca Owners Association, Inc.

The undersigned Association gives notice that the management company named below has commenced management of the Association named below.

1. Name of the Condominium: The Trio at Menchaca Condominiums
2. Name of the owners association: The Trio at Menchaca Owners Association, Inc.
3. Location of project: 8701 Menchaca Road, Austin, Travis County, Texas 78748
4. Declaration recording data: Master Declaration recorded as Document No. 2020054069; Declaration of Condominium Regime recorded as Document No. 2020054268 and Amendment recorded as Document No. 2021063042, all in the Official Public Records of Travis County Texas.

5. Managing agent:

Name: PS Property Management
Mailing address: P.O. Box 7079, Round Rock, Texas 78683
Phone number: 512-251-6122
Email address: info@psprop.net

6. Website: owner.psprop.net

7. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Condominium:

Resale Certificate:	\$375
Resale Certificate Update:	\$75
Resale Certificate 5-day Rush:	\$75
Resale Certificate 1-day Rush:	\$125
New Account Set-up:	\$265
Reserve Fund Contribution:	Amount equal to two months of Assessments
Premium Lender Questionnaire:	\$309 Standard (custom + \$75), \$349 Rush (custom + \$115), \$374 Expedited (custom + \$140)
Limited Lender Questionnaire:	\$259 Standard (custom + \$75), \$299 Rush (custom + \$115), \$324 Expedited (custom + \$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 (or if purchasing directly from the developer, Condominium Information Statement) and performing a comprehensive physical inspection of the unit and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the condominium community and to contact its governing Association. This certificate does not purport to identify every publicly recorded document affecting the condominium, or to report every piece of information pertinent to the condominium. 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 unit in the project. 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 newer management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

The Trio at Menchaca Owners Association, Inc.

By [Signature]
Signature

Title of officer signing Member

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on September,
2025 by Jake Caddy in the above stated capacity.



Notary signature Karla Bauman

Notary Public for the State of Texas

Printed name of notary Karla Bauman

My commission expires 08/08/29

After recording, please return to:

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

Volumes/File Server CLIENTS/Trio at Menchaca (NOT Building One) Mgmt Cert 8:25 Mgmt Cert 8-20-25.docx