



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jan 10, 2024 04:22 PM Fee: \$33.00

**2024003205**

\*Electronically Recorded\*

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**

*for*

**LADERA HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS     §  
  §  
COUNTY OF TRAVIS     §

The undersigned, being the Managing Agent for Ladera Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision: The name of the subdivision is Ladera.
2. Name of Association: The name of the Association is Ladera Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Ladera Ranch, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200700357 of the Map Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Ladera.
    - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Ladera.
  - b. Recording Information:
    - (1) Travis County Clerk's File No. 2012051509.
    - (2) Travis County Clerk's File No. 2013003056.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Ladera Homeowners Association, Inc. c/o FirstService Residential - Austin, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService

Residential - Austin, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735.  
Phone Number: 866.378.1099. Email Address: austin@fsresidential.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:  
 www.fsresidential.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Updated Resale Certificate	\$ 75.00
Transfer Fee	\$ 340.00
Refinance Fee	\$ 100.00
Welcome Packet Fee	\$26.50

Executed on this 9 day of January, 2024.

LADERA HOMEOWNERS ASSOCIATION, INC.

By: FirstService Residential - Austin, Managing Agent

By: K. Koklapp

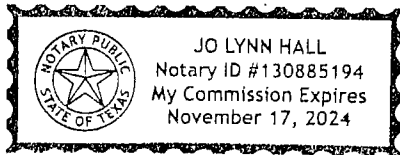
Printed: Kriste Koklapp

Its: President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
   §  
 COUNTY OF Travis       §

BEFORE ME, the undersigned notary public, on this 9 day of January, 2024 personally appeared Kristie Rose Zapp, Managing Agent for Ladera Homeowners Association, 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.



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