

**Powell Lane Plaza, a Condominium Association, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Powell Lane Plaza, a Condominium Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Powell Lane Plaza, a Condominium Association, Inc.

**Name of the Association:** Powell Lane Plaza, a Condominium Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Travis County, Texas, as follows;

- (a) Powell Lane Plaza, a Condominium Association, Inc., recorded under Instrument # 2006085133

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Travis County, Texas, as follows:

- (a) Declaration, recorded under Travis County Clerk's file no. 6081869
- (b) Notice of Dedicatory Instruments, recorded under Travis County Clerk's file no. 2006088652

**Name and Mailing Address of the Association**

Powell Lane Plaza  
c/o Somerset Association Management  
5401 N Central Expwy Ste 220  
Dallas, Texas 75205

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Somerset Association Management  
5401 N Central Expwy Ste 220  
Dallas, Texas 75205 214-239-4530  
[propertymanager@somersetassociations.com](mailto:propertymanager@somersetassociations.com)

**Website Address of the Association**

Townsq.io

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
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

Executed on this the 7<sup>th</sup> day of January, 2022

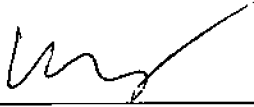
Powell Lane Plaza, a Condominium Association, Inc., acting by  
and through its managing agent, Somerset Association  
Management

  
\_\_\_\_\_  
Alfred Wiles, Branch President

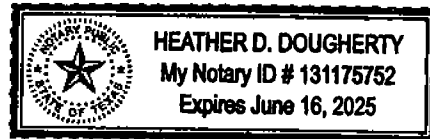
STATE OF TEXAS       §

COUNTY OF Dallas     §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Alfred Wiles, Branch President with Somerset Association Management, the managing agent for Powell Lane Plaza, a Condominium Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

  
\_\_\_\_\_  
Heather Dougherty  
Notary Public, State of Texas

When recorded return to:  
Somerset Association Management  
5401 N Central Expwy Ste 220  
Dallas, Texas 75205



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202200008924

eRecording - Real Property

Recorded On: January 11, 2022 10:51 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202200008924  
Receipt Number: 20220111000380  
Recorded Date/Time: January 11, 2022 10:51 AM  
User: Kevin T  
Station: CC18

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.