

MANAGEMENT CERTIFICATE

RECEIVED APR 11 2025

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned Manager of the Association gives notice of the following information about the Association named below.

1. Name of Subdivision: Jack's Pond Section One
2. Name of Association: Brattonwood Community, Inc.
3. The Declaration of Covenants, Conditions, and Restrictions for Brattonwood Community, Inc. is recorded in the Real Property Records of Travis County, Texas as follows: Volume 12849 Page 95 Official Public Records Travis County, Texas.
4. Notice of Dedicatory Instruments recorded in, Volume 98 Pages 120 and 98/98, Instrument 2003101651, 2013144201, 2015178255, 201587077, 2016036598, 2016193781, 20185794, 2020018936, Official Public Records Travis County, Texas.
5. The following amendment(s), if any, to the Declaration of Covenants, Conditions, and Restrictions recorded in Vol./Pg. 12958/280, 13280/1, Instrument 1999122050, Official Public Records Travis County, Texas.
6. Contact Information of Association Management: Name: Community Association Management
Mailing address: PO Box 92649, Austin, TX 79709
Phone number: 512-288-2376
Email address: jackb@camanagers.com
7. Association website: <https://www.brattonwoodcommunity.com/>
8. Amount and description of all fees or charges by the association relating to property transfer:
Resale certificate fee: \$375 Entry fee: n/a
Resale certificate update: \$75 Working capital fee: n/a
Transfer fee: \$275 Reserves contribution fee: n/a

RETURN

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, before purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property or to report every piece of information pertinent to the property. 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 home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

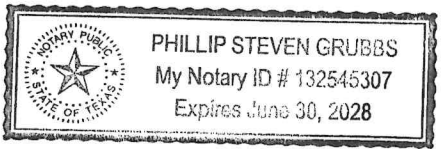
Please **plan when ordering a resale certificate or update**. By law, the association has 10 business days to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information and takes time to compile. The association has no duty to offer "rush" service. Should the requestor elect "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe will be charged. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. The fee will not exceed \$300.

This Management Certificate is filed of record in Travis County, Texas by the Manager of the Association. It shall be valid until a later Management Certificate is filed of record by the Association or by the person or entity managing the Association, or until a termination of the Management Certificate is filed of record, whichever is sooner.

By Jack Baker
JACK BAKER
Printed Name and Title

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 19th day of FEBRUARY, 2025
by JACK BAKER in the above stated capacity.



Phillip Steven Grubbs
Notary Public Signature
Phillip Steven Grubbs
Printed Name of Notary Public

After recording, please return the original to managing agent at the address stated in Section 6 and 7 above.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas
2025026636 Mar 12, 2025 03:30 PM
Fee: \$29.00 CARTERJ4



**MANAGEMENT CERTIFICATE**

RECEIVED APR 11 2025

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned Manager of the Association gives notice of the following information about the Association named below.

1. Name of Subdivision: Dry Creek West Condominiums
2. Name of Association: Dry Creek West Owners Association, Inc.
- 3.. The Declaration of Covenants, Conditions, and Restrictions for Dry Creek West Owners Association are recorded in the Real Property Records of Travis County, Texas as follows:
 - a) The Map and Plat Records Book 7553 Page 377 Recorded August 21, 1981
 - b) Declaration of Covenants, Conditions, and Restrictions. Book 7553 Page 377 Recorded August 21, 1981.
5. Contact Information of Association Management: Name: Community Association Management
 Mailing address: PO Box 92649, Austin, TX 79709
 Phone number: 512-288-2376
 Email address: jackb@camanagers.com
6. Association website: <https://www.drycreekwesthoa.com/>
7. Amount and description of all fees or charges by the association relating to a property transfer:

| | |
|---|--------------------------------|
| Resale certificate fee: \$375 | Entry fee: n/a |
| Resale certificate update: \$75 | Working capital fee: n/a |
| Transfer fee: \$275 | Reserves contribution fee: n/a |
| Lender condominium questionnaire: \$500 | |

RETURN

Please **plan when ordering a resale certificate or update**. By law, the association has 10 business days to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information and takes time to compile. The association has no duty to offer "rush" service. Should the requestor elect "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe will be charged. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. The fee will not exceed \$300.

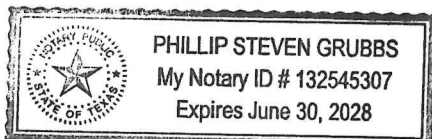
Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, before purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property or to report every piece of information pertinent to the property. 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 home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

This Management Certificate is filed of record in Travis County, Texas by the Manager of the Association. It shall be valid until a later Management Certificate is filed of record by the Association or by the person or entity managing the Association, or until a termination of the Management Certificate is filed of record, whichever is sooner.

By Jack Baker
 Printed Name JACK BAKER

THE STATE OF TEXAS §
 COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 17th day of FEBRUARY, 2025
 by JACK BAKER in the above-stated capacity.



Phillip Steven Grubbs
 Notary Public Signature
Phillip Steven GRUBBS
 Printed Name of Notary Public

After recording, please return the original to the managing agent at the address stated in Section 5 above.