



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Oct 21, 2025 09:00 AM Fee: \$29.00

**2025116839**

\*Electronically Recorded\*

STATE OF TEXAS  
COUNTY OF TRAVIS

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

for

Condominium Project, Canopy at Westgate Grove Condominium Community, 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: Canopy at Westgate Grove Condominiums
2. Name of the owners association: Canopy at Westgate Grove Condominium Community, Inc.
3. Location of project: 8601 West Gate Blvd., Austin, Texas 78745
4. Declaration recording data: Document No. 2021013392, Amendments recorded as Document Nos. 2021248775, and 2022053056 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                                                                                         |
| Working Capital Fund:          | 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.

Canopy at Westgate Grove Condominium Community, Inc.

By

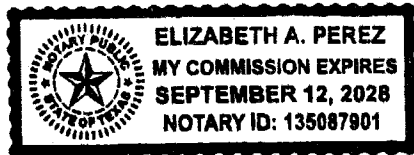
Signature Daniel Jacob Veliz

Title of officer signing Treasurer

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on October 06th, 2025 by Daniel Jacob Veliz in the above stated capacity.



Notary signature

Notary Public for the State of TEXAS

Printed name of notary Elizabeth A. Perez

My commission expires September 12, 2028

After recording, please return to:

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

/Volumes/File Server/CLIENTS/Canopy at Westgate Grove Condos/Mgmt Cert 8:25/Mgmt Cert 8-21-25 docx