



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Sep 09, 2021 03:50 PM Fee: \$30.00

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\*Electronically Recorded\*

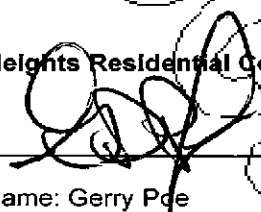
**MANAGEMENT CERTIFICATE FOR  
PRESIDENTIAL HEIGHTS RESIDENTIAL COMMUNITY, INC.  
TRAVIS COUNTY**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

1. **Name of Subdivision:** Presidential Heights
2. **Name of Association:** Presidential Heights Residential Community, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Presidential Heights Residential Community, Inc.  
5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735.
6. **The Association's designated representative is:** FirstService Residential Austin, LLC, 5316 W  
Hwy 290 Service Road, Suite 100, Austin, TX 78735; 512-266-6771 Office;  
Email: [Austin@fsresidential.com](mailto:Austin@fsresidential.com)  
Community Website: <https://Presheights.connectresident.com>
7. **Transfer Fee:** There is a transfer fee in the amount of **\$350.00** collected at closing from the buyer.  
Resale Disclosure Package: \$375.00, \$67.00 working cap fee
8. **Other information the Association considers appropriate for the governing, administration  
or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Presidential Heights Residential Community, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

**Presidential Heights Residential Community, Inc.**

By: 

Print Name: Gerry Poe

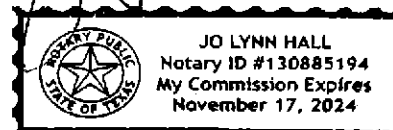
Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF TRAVIS §

20 21 This instrument was acknowledged and signed before me on this the 9 day of September  
by Gerry Poe, the Managing Agent of the Presidential Heights Residential Community, Inc. on  
behalf of the Association.

Notary Public - State of Texas

**After Recording Return To:**  
FirstService Residential Austin, LLC  
5316 W US HWY 290 Service Road, Ste 100  
Austin, TX 78735



## EXHIBIT "A"

**Presidential Heights Residential Community, Inc.**, a subdivision located in Travis County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Presidential Heights Residential Community, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Travis County, Texas as follows:

Recording Date	Filed Document	Recording Information
09/28/2016	DCCR	2016167420
10/27/2016	Certificate of Formation	802572042
10/26/2016	Community Manual	2016184552
09/23/2016	Water Easements	2016171728
06/10/2020	Pool Rules	2020107118
12/02/2016	Phase 1 Final Plat	201600302
11/13/2017	Presidential Heights Phase 2 Recorded Plat	201700274
09/05/2018	Address Plat - Pres Heights Phase 3	201800188
05/11/2018	Presidential Heights Phase 3 Recorded Final	201800188
03/28/2019	Presidential Heights Phase 4 Final Plat	201900044
07/22/2020	Presidential Heights Phase 5 Final Plat - Address Plat	202000125
06/18/2020	Presidential Heights Phase 5 Final Plat	202000125