

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jan 26, 2024 12:11 PM Fee: \$37.00

2024008793

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**MANAGEMENT CERTIFICATE FOR
SUNFIELD COMMUNITY ASSOCIATION, INC.
HAYS COUNTY**

STATE OF TEXAS §
 §
COUNTY OF HAYS §

1. **Name of Subdivision:** Sunfield Community Association
2. **Name of Association:** Sunfield Community Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Sunfield Community Association, 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
Community Website: <https://Sunfield.connectresident.com>
7. **Fees charged by the association relating to a property transfer in the subdivision:**

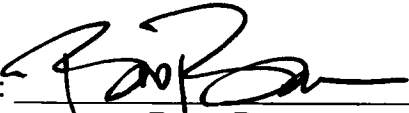
Transfer Fee	Not to exceed \$350
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$125; \$200; \$250
Developer/Builder to Homeowner – Statement of Account (6-10 days; 3-5 days; 1-2 days)	\$35; \$50; \$75
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100
Custom Lender Form Mortgage Questionnaire – (Condominium)	\$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$300; \$375; \$425

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 Sunfield Community Association, 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.

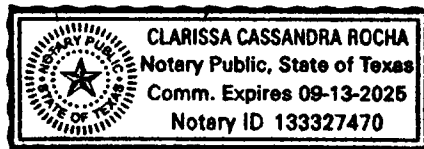
SUNFIELD COMMUNITY ASSOCIATION, INC.

By: 
Name: Ryan Burkhardt
Title: Treasurer

By: 
Name: Bruce Browne
Title: Secretary

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged and signed before me on this the 25th day of January 2024, by Ryan Burkhardt and Bruce Browne, the Managing Agents of the Sunfield Community Association, Inc. on behalf of the Association.



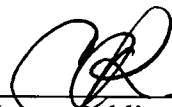

Notary Public, State of Texas

EXHIBIT "A"

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

Recording Date	Filed Document	Recording Information
05/11/2009	Residential Design Guidelines	2009-90012282
06/23/2010	First Amendment to Bylaws	90012283
05/11/2009	First Amendment to Community Charter	2009-90012282
10/09/2015	Third Amendment to Community Charter	2015162881
03/02/2018	Fourth Amendment to Community Charter	2018031494
10/05/2017	Fifth Supplement to Community Charter Phase 2, Sections 8, 9, & 11	2017160595
10/17/2007	Commercial Charter	80005505
10/19/2017	Sixth Supplement to Community Charter	17037102
12/21/2016	General Warranty Deed	16043180
08/05/2011	Notice of Filing of Dedicatory Instruments	2011113792
03/05/2008	Bylaws	2008034580
05/22/2012	Declaration of CC&R's	201212013301
10/06/2011	Document Retention Policy	12003585
08/08/19	Phase Two, Section Twelve Final Plat	19027450
05/20/2020	Phase Three, Section Five "B" Final Plat	20019342