

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Nov 16, 2021 03:51 PM Fee: \$34.00

**2021253357**

\*Electronically Recorded\*

STATE OF TEXAS

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§

COUNTY OF TRAVIS

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**for**  
**WELLS BRANCH, PHASE X, SECTION 3 OWNERS ASSOCIATION**

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Wells Branch, Phase X, Section 3 Owners Association
2. Name of project or subdivision: Wells Branch Phase X aka Brookside at Wells Branch
3. Recording data for subdivision (Plat recording information for land subject to the deed restrictions): See Exhibit A
4. Recording data for the declaration and any/all amendments: See Exhibit A
5. Contact information for association's managing agent:

Name: Certified Management of Austin, LLC  
Address: 101 River Hills Drive, Georgetown, TX 78628  
Phone Number: 512-339-6962  
Email Address: [frontdesk@cmaaaustin.com](mailto:frontdesk@cmaaaustin.com)

6. Association website (if Association contains 60 or more lots or is professionally managed):  
[www.cmaaaustin.com](http://www.cmaaaustin.com)

7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale: \$375 (please note that if the property is in an HOA with a "master" and "sub" association a resale certificate is needed for both associations)

Statement of account for approved developers/builder: \$200

Refinancing statement: \$100

Questionnaire: \$100

Resale certificate update: \$75 (due in advance)

Cancellation: \$50 (withheld if refund approved)

CondoCert service fees: \$29-\$40

Conveyance Fee: \$150

Conveyance fee if no resale certificate ordered: \$375

**Please plan ahead 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 it takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. Rush fee if services is offered is \$200.

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to 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.*

On behalf of the Association:

By

Printed name

Luis Fonteno

Title: Managing agent

Date

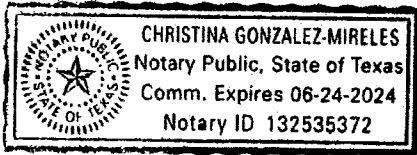
8/30/2021

STATE OF TEXAS

COUNTY OF

Texas

This instrument was acknowledged before me on August 30<sup>th</sup>,  
20 21 by Luis Ann Fonteno in the above stated capacity.



Notary signature

Christina Gonzalez-Mireles

Notary Public for the State of

Texas

Printed name of notary

Christina Gonzalez-Mireles

My commission expires

6-24-2024

**EXHIBIT A**

**BROOKSIDE**

1. The following Declaration of Covenants, Conditions and Restrictions recorded in, **Vol./Pg. 12672/1255, 13284/2373**, Official Public Records **Travis** County, Texas.
2. Notice of Dedicatory Instruments recorded in **Inst. 2011185521, 2012132421, 2020029088, 95270**, Official Public Records **Travis** County, Texas.
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions and Restrictions recorded in Official Public Records **Travis** County, Texas.