

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
1880 AT PLUM CREEK CONDOMINIUM COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

The undersigned, being the Treasurer of 1880 at Plum Creek Condominium Community, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is 1880 at Plum Creek Condominiums.
2. Name of Association: The name of the Association is 1880 at Plum Creek Condominium Community, Inc.
3. Location of Condominium: The location of the condominium is Etheredge at Pinnacle Lane, Kyle, Hays County, Texas 78640.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Plum Creek Mixed-Use Master Declaration.
 - (2) Declaration of Condominium Regime for 1880 at Plum Creek Condominiums.
 - (3) First Amendment to Declaration of Condominium Regime for 1880 at Plum Creek Condominiums.
 - (4) Second Amendment to Declaration of Condominium Regime for 1880 at Plum Creek Condominiums.
 - (5) Third Amendment to Declaration of Condominium Regime for 1880 at Plum Creek Condominiums.
 - (6) Fourth Amendment to Declaration of Condominium Regime for 1880 at Plum Creek Condominiums.
 - (7) Fifth Amendment to Declaration of Condominium Regime for 1880 at Plum Creek Condominiums.
 - (8) Sixth Amendment to Declaration of Condominium Regime for 1880 at Plum Creek Condominiums.
 - (9) Plum Creek Mixed-Use Development Tract Declaration [Residential Tract 2 – Uptown North].
 - (10) Plum Creek Mixed-Use Notice of Annexation.

b. Recording Information:

- (1) Hays County Clerk's File No. 17035892.
- (2) Hays County Clerk's File No. 22013774.
- (3) Hays County Clerk's File No. 22030413.
- (4) Hays County Clerk's File No. 23019529.
- (5) Hays County Clerk's File No. 23022639.
- (6) Hays County Clerk's File No. 23032137.
- (7) Hays County Clerk's File No. 24019759.
- (8) Hays County Clerk's File No. 24024785.
- (9) Hays County Clerk's File No. 20001872.
- (10) Hays County Clerk's File No. 20001815.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is 1880 at Plum Creek Condominium Community, Inc. c/o TBD Management, 11750 Katy Fwy, Ste. 1400, Houston, TX 77079.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: TBD Management. Address: 11750 Katy Fwy, Ste. 1400, Houston, TX 77079. Phone No.: 713.219.9400. Email Address: hoa@tbdm.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://www.tbdhomes.com/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Transfer Fee	\$ 310.00
Working Capital Assessment [Declaration Article 6, Section 6.10]	Upon the transfer of a Unit (including both transfers from Declarant to the initial Owner, and transfers from one Owner to a subsequent Owner), a working capital fee in an amount equal to two (2) months of Regular Assessments will be paid. The amount of the Working Capital Assessment for 2025 is \$78.00. For future years, the Working Capital

Assessment must be confirmed with the Association.
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*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed on this 12th day of June, 2025.

1880 AT PLUM CREEK CONDOMINIUM
COMMUNITY, INC.

By: _____

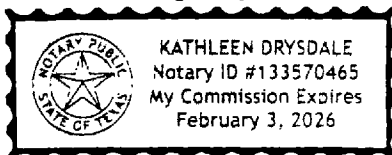
Printed: _____

Its: _____

THE STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned notary public, on this 12th day of June, 2025 personally appeared Janie Franco, Treasurer of 1880 at Plum Creek Condominium Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Kathleen Drysdale
Notary Public in and for the State of Texas

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

25021530 CERTIFICATE
06/12/2025 04:40:20 PM Total Fees: \$33.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

