

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 07, 2024 11:53 AM Fee: \$33.00

2024012989

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

Cannon Ridge Condominiums

(In compliance with Section 82.116 of the Texas Uniform Condominium Act)

The Cannon Ridge Condominium Association (the Association) is a Texas Nonprofit Corporation and a property owners' association. The undersigned, submits this Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

NAME OF SUBDIVISION

The Cannon Ridge Condominium, Inc.

NAME AND ADDRESS OF ASSOCIATION

The Owners Association for the Cannon Ridge Condominium, Inc. c
6715 Windrift Way
Austin, Texas 78657

RECORDING DATA FOR ASSOCIATION SUBDIVISION

Document No. 200200089 Plat Records, Travis County, Texas

RECORDING DATA FOR ASSOCIATION DECLARATION

Lot One (1), REPLAT of WOODHUE HEIGHTS SECTION 2 Real Property Records,
Travis County, Texas

WEBSITE FOR DEDICATORY INSTRUMENTS

<https://www.rowcal.com>

THE AMOUNT AND DESCRIPTION OF A FEE OR FEES CHARGED BY THE ASSOCIATION RELATING TO PROPERTY TRANSFER IN HOA

Resale Certificate: \$375.00

New Acct Setup: \$110.00

MAILING ADDRESS OF THE ASSOCIATION, OR NAME AND MAILING ADDRESS OF THE PERSON OR ENTITY MANAGING THE ASSOCIATION

The Owners Association for the Cannon Ridge Condominium, Inc
c/o RowCal Management– Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442
651-233-1307
careteam@rowcal.com

OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE

Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing comprehensive physical inspection of the home and commons areas prior to purchase.

ACKNOWLEDGEMENT

STATE OF TEXAS

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§

COUNTY OF TRAVIS

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SIGNED on this the 31ST day of JANUARY, 2024.

The Owners Association for the Cannon Ridge Condominium, Inc.
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC

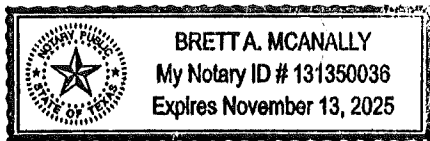
Name of Association or person or entity
Managing Association

By: [Signature]

STUART SUMMERS MANAGING AGENT

Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 31ST day of JANUARY, 2024,
acknowledged that this instrument was signed for the purposes and intent herein expressed.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary

Brett A McAnally

My Commission

Expires

11/13/2025

After recording, return to the managing agent:

RowCal Management

PO Box 421150

Minneapolis, MN 55442