

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 28, 2021 08:13 AM Fee: \$38.00

2021239390

Electronically Recorded

STATE OF TEXAS

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§

COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
CASLANO HOMEOWNERS ASSOCIATION, INC.

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

1. Legal name of owners association: Caslano Homeowners Association, Inc.
2. Name of project or subdivision: River Bend (Caslano) Subdivision
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@cmastx.com

6. Association website (if Association contains 60 or more lots or is professionally managed):
www.cmaastx.com

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

Resale Certificate:	\$375	Refinance Fee:	\$100
Update:	\$75	Condo Certs (standard/custom):	\$29/40
Condo Questionnaire:	\$100-\$300	Third Party Processing Fee:	\$150
Expedited Order Fee:	\$150	Conveyance Fee:	\$150-\$375

Resale certificate fees and resale certificate update fees, pursuant to Texas Property Code §207.003, will not exceed \$375 (resale certificate) and \$75 (update).

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.

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.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

On behalf of the Association:

By

Printed name

Luis Fonteno

Title: Managing agent

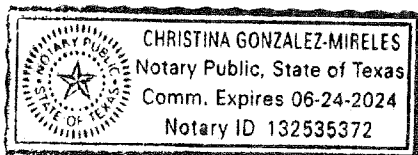
Date

8/30/2021

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on August 30th,
 20 21 by Luis 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**After recording, please return to:**

Niemann & Heyer, L.L.P.
 Attorneys At Law
 Westgate Building, Suite 313
 1122 Colorado Street
 Austin, Texas 78701

EXHIBIT A

CASLANO

1. The following Declaration of Covenants, Conditions and Restrictions recorded in **Inst. 2005040960**, Official Public Records **Travis** County, Texas.
2. Notice of Dedicatory Instruments recorded in, **Vol./Pg. 102/26**, **Inst. 2002038976, 2003293141, 2004028082, 2012097935, 2014093146, 2020046623**, 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.