

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 16, 2024 11:05 AM Fee: \$33.00

2024077995

Electronically Recorded

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

Balcones Place Neighborhood Association, Inc.

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

The undersigned entity gives notice that it is managing the association described herein. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

NAME OF SUBDIVISION

Balcones Place Condominiums

NAME OF ASSOCIATION

Balcones Place Neighborhood Association, Inc.

RECORDING DATA FOR SUBDIVISION

The Subdivision is recorded according to the Map and Plat Records in Travis County, Texas as follows:

(a) Plats, Documents No 432788 Filed Feb 10, 1997. (b) Vol 7., Page 576.

RECORDING DATA FOR ASSOCIATION DECLARATION

The Declaration for the Association are recorded in the Real Property Records of Travis County, Texas as follows:

- (a) Condominium Declaration for Balcones Place Condominiums. Doc 0000700576 along with any amendments or supplements thereto filed 8/16/1979.
- (b) Resolution of the Board of Directors, Document No. 2001099452. Filed June 19, 2001.
- (c) First Amendment Condominium Declaration for Balcones Place Condominiums. Document No. 00080029. Filed Dec 8, 1979
- (d) Rules and Regulations of Balcones Place Neighborhood Association, Inc. – Scrivener's Affidavit. Document No. 2021087004. Filed April 20, 2021.
- (e) Amendment to the Condominium Declaration for Balcones Place Condominiums. Document No. 0816800796. Filed July 27, 1983.
- (f) Amendment to Condominium Declaration for Balcones Place Condominiums. Document No. 5751706. Filed Feb 10, 1997.
- (g) Supplemental Declaration of Merger and Annexations. Document No. 0776900129. Filed June 9, 1982.
- (h) Supplemental Declaration of Merger and Annexations. Document No. 0777300743. Filed June 15, 1982.

- (i) Supplemental Declaration of Merger and Annexations. Document No. 0789700806. Filed Nov 11, 1982
- (j) Supplemental Declaration of Merger and Annexations. Document No. 0724700001 Filed Jan 5, 1981.

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

Balcones Place Neighborhood Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

651-233-1307
careteam@rowcal.com

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: \$200.00
Working Capital Contribution: Two months assessments; at time of filing \$992.00

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 common areas prior to purchase.

ACKNOWLEDGEMENT

State of Texas

County of Williamson

Signed this the 1st day of July, 2024.

Balcones Place Neighborhood Association, Inc.
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC

Name of Association or person or entity

Managing Association

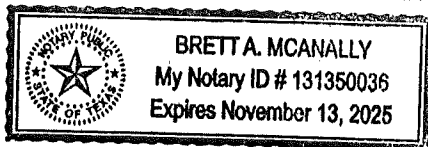
By: [Signature] [Signature]

Stuart Stubbs Managing Agent
Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 1st day of July, 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 McAnally

My Commission
Expires 11/13/2025

After recording, return to the managing agent, RowCal Management:
715 Discovery Blvd #311
Cedar Park, TX 78613