

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jun 24, 2025 03:39 PM Fee: \$29.00

**2025069936**

\*Electronically Recorded\*

**Balcones Place Neighborhood Association, Inc.**  
Management Certificate

This Property Owners' Association Management Certificate is being recorded by Balcones Place Neighborhood Association, Inc. (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

**Name of the Subdivision:** Balcones Place Condominiums

**Name of the Association:** Balcones Place Neighborhood Association, Inc.

**Subdivision Location:** 9518 Topridge Drive, Austin, Texas 78750

**Recording Data for the Subdivision:** Recorded according to the Map and Plat Records in Travis County, Texas as Document No. 432788 and Volume 7, Page 576.

**Recording Data for the Declaration is:** Recorded in Document No. 0000700576 of the Real Property Records of Travis County, Texas.

**Other Information the Association Considers Appropriate:**

Resolution of the Board of Directors recorded as Document No. 2001099452; First Amendment Condominium Declaration for Balcones Place Condominiums recorded as Document No. 00080029; Rules and Regulations of Balcones Place Neighborhood Association, Inc. – Scrivener's Affidavit recorded as Document No. 2021087004; Amendment to the Condominium Declaration for Balcones Place Condominiums recorded as Document No. 0816800796; Amendment to Condominium Declaration for Balcones Place Condominiums recorded as Document No. 5751706; Supplemental Declaration of Merger and Annexations recorded as Document No. 0776900129, 0777300743, 0789700806, and 0724700001, all recorded in the Official Public Records of Travis County, Texas.

**Name and Mailing Address of the Association:**

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

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative:**

Balcones Place Neighborhood Association, Inc.  
c/o RowCal Management – Attn: Community Manager  
PO Box 421150  
Minneapolis, MN 55442  
[CareTeam@RowCal.com](mailto:CareTeam@RowCal.com)  
512-580-4212

**Website Address of the Association:**

<https://www.rowcal.com>

**Property Transfer Fee(s) Charged by the Association:**

Resale Certificate: \$375

Upgraded Resale Certificate: \$450  
 Resale Certificate UPDATE (1-180 days): \$75  
 Transfer Fees: \$275  
 HomeWise Convenience Fee: \$9.95  
 HomeWise Process Fees: \$20-50  
 Resale Certificate RUSH: \$75-125

### Other Information

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

### ACKNOWLEDGEMENT

State of Texas

County of Travis

Signed this the 19<sup>th</sup> day of June, 2025.

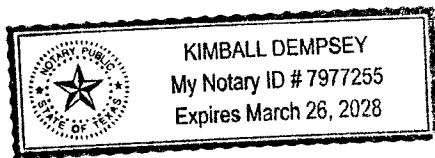
Balcones Place Neighborhood Association, Inc.  
 (A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC  
 Name of Association or Person Managing Association

By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent  
 Printed Name and Title of the Above Person

**BEFORE ME**, the undersigned notary public, on this the 19<sup>th</sup> day of June, 2025.  
 Acknowledged 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 Kimball Dempsey  
 My Commission Expires 3/26/28

**After recording, return to the managing agent, RowCal Management:**

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