



CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
for  
UPV CONDOMINIUM COMMUNITY, INC.

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON           §

The undersigned, being the Managing Agent of UPV 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 Management Certificate previously filed by the Association:

1. Name of Condominium: University Park Villas.
2. Name of Association: UPV Condominium Community, Inc.
3. Location of Condominium: 3651 Sandy Brook Drive, Round Rock, TX 78665
4. Recording Data for Dedicatory Instruments\*:

Declaration of Condominium Regime for University Park Villas, recorded under Document No. 2016038216, Official Public Records of Williamson County, Texas

Community Manual for University Park Villas, recorded under Document No. 2016038217, Official Public Records of Williamson County, Texas

First Amendment to the Declaration of Condominium Regime for University Park Villas, recorded under Document No. 2017019604, Official Public Records of Williamson County, Texas

Second Amendment to the Declaration of Condominium Regime for University Park Villas, recorded under Document No. 2020038133, Official Public Records of Williamson County, Texas

First Supplement to Community Manual, recorded under Document No. 2023053315, Official Public Records of Williamson County, Texas

5. Contact Information for the Person or Entity Managing the Association:

Connect Community Management, LLC  
201 S. Lakeline Blvd. Suite 502  
Cedar Park, Texas 78613  
Tel: 512-900-1788  
Fax: 512-582-8432  
Email: [admin@connectmanage.com](mailto:admin@connectmanage.com)

7. The Association's Dedicatory Instruments are available to Members Online at:  
www.portal.connectmanage.com
8. The Following Described Fees are Charged in Connection with the Transfer of a Unit:

Resale Certificate	\$375.00
Working Capital	Six (6) Months of Regular Assessments
Transfer Fee	\$475.00
Statement of Account	\$100.00
New Account Fee	\$65.00
Lender Questionnaire	\$375.00
Resale Update	\$75.00
Rush Fee	\$300.00
Compliance Inspection	\$625.00
Other Miscellaneous Fees	Place your order at <a href="http://www.HomeWiseDocs.com">www.HomeWiseDocs.com</a> and see full list of miscellaneous fees and all updated fees

This Management Certificate is effective as of the 20<sup>th</sup> day of August, 2025.

UPV CONDOMINIUM COMMUNITY, INC.

By:

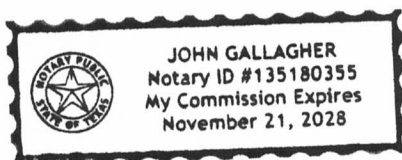
Celia Fielding  
Celia Fielding  
Community Manager

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Association, 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.

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned notary public, on this 20<sup>th</sup> day of August, 2025 personally appeared Celia Fielding, Community Manager of Connect Community Management, LLC, Managing Agent of UPV 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.



John Gallagher  
Notary Public in and for the State of Texas

④ Connect Community Mgmt  
201 S. Lakeline Blvd  
Suite 502  
Cedar Park, TX 78613

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2025066665

Fee: \$29.00  
08/25/2025 02:51 PM VDONNELLY



*Nancy E. Rister*  
Nancy E. Rister, County Clerk  
Williamson County, Texas

