

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Nov 20, 2024 01:36 PM Fee: \$33.00

**2024128821**

\*Electronically Recorded\*

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intentionally added for  
electronic file stamp.

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
48 EAST AVENUE CONDOMINIUM COMMUNITY, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTIES OF TRAVIS       §

The undersigned, being an Officer of 48 East Avenue Condominium Community, Inc., a non-profit corporation 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 prior Management Certificate filed by the Association:

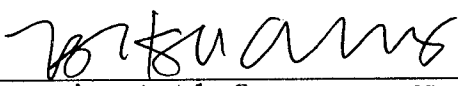
1. Name of Condominium: 48 East Condominiums.
2. Name of Association: 48 East Avenue Condominium Community, Inc.
3. Location of the Condominium:
  - a. 48 East Condominiums, 48 East Avenue, Austin, Texas 78701.
4. Recording Data for the Condominium Declaration:
  - a. Declaration of Condominium Regime for 48 East Condominiums, recorded on December 8, 2021, as Document No. 2021269038 in the Official Public Records of Travis County, Texas, as amended or supplemented from time to time.
  - b. Declaration of Condominium Regime for 48 East Condominiums, recorded on December 13, 2022, as Document No. 2022190725 in the Official Public Records of Travis County, Texas, as amended or supplemented from time to time.
5. Name and Mailing Address of the Association is: 48 East Avenue Condominium Community, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: 48 East Avenue Condominium Community, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
9. The Association's website is: <https://natiivoaustin.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of a Unit:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Working Capital Fee/Reserves Contribution	Equal to 2 months' dues

Executed on this the 19<sup>th</sup> day of November 2024.

48 East Avenue Condominium Community, Inc., a Texas non-profit corporation

By:   
BILL KNAUSS, Officer

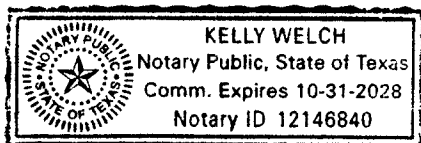
THE STATE OF TEXAS

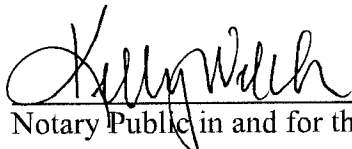
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ACKNOWLEDGMENT

COUNTY OF TRAVIS

BEFORE ME, the undersigned notary public, on this the 19<sup>th</sup> day of November 2024 personally appeared BILL KNAUSS, Officer of 48 East Avenue 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 and on behalf of the Association.



  
 Notary Public in and for the State of Texas