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Rebecca Guerrero, County Clerk
Travis County, Texas

Aug 23, 2022 02:50 PM Fee: \$30.00

2022142309

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
NORTHCAT VILLAS HOMEOWNERS ASSOCIATION, INC.

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

1. Legal name of owners association: Northcat Villas Homeowners Association, Inc.
2. Name of project or subdivision: Northcat Villas
3. Recording data for subdivision: Book 84, Pp. 67B-D, Plat Records of Travis County, Texas
4. Recording data for the declaration and any/all amendments: Vol. 8501, Pg. 6, Official Records of Travis County, Texas
5. Contact information for association's managing agent:

Name: PS Property Management
Mailing address: 1490 Rusk Road Unit 301, Round Rock TX 78665
Phone number: 512-251-6122
Email address: info@psprop.net
6. Association website: www.psprom.net
7. Amount and description of all fees or charges by the association relating to a property transfer:
\$375 Resale certificate
\$75 Update to resale certificate
\$170 New account setup fee

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 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. If the service is provided the fee will be \$125 for 1-day rush; \$75 for 3-day rush; \$50 for 5-day rush.

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.

Northcat Villas Homeowners Association, Inc.

By Rick Zilem

Printed name Rick Zilem

Title: Officer OR Managing agent (circle one)

Date 8-11-2022

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on AUGUST 11TH,
2022 by RICK ZILEM in the above stated capacity.

Notary signature William Salcedo Canales

Notary Public for the State of TEXAS

Printed name of notary WILLIAM SALCEDO CANALES

My commission expires FEBRUARY 27, 2024

After recording, please return to:

Niemann & Heyer LLP
1122 Colorado, Suite 313
Austin, TX 78701

