

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 01, 2025 09:23 AM Fee: \$37.00

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CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
THE COURTYARD AT THE PRESERVE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

The undersigned, being the President of The Courtyard at the Preserve Homeowners Association, 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 prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is The Courtyard at the Preserve Condominiums.
2. Name of Association: The name of the Association is The Courtyard at the Preserve Homeowners Association, Inc.
3. Location of Condominium: The location of the condominium is White Magnolia Circle, Lakeway, Travis County, Texas.
4. Recording Data for the Declaration.*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for The Courtyard at the Preserve.
- (2) First Correction of Declaration of Covenants, Conditions and Restrictions for The Courtyard at the Preserve.
- (3) Second Correction of Declaration of Covenants, Conditions and Restrictions for The Courtyard at the Preserve.
- (4) First Amendment of Declaration of Covenants, Conditions and Restrictions for The Courtyard at the Preserve.
- (5) Declaration of Condominium Regime of The Courtyard at the Preserve Condominiums.
- (6) First Amendment of the Declaration of Condominium Regime of The Courtyard at the Preserve Condominiums.

b. Recording Information:

- (1) Travis County Clerk's File No. 2003241173.
- (2) Travis County Clerk's File No. 2004021627.
- (3) Travis County Clerk's File No. 2004044517.
- (4) Travis County Clerk's File No. 2004216583.

- (5) Travis County Clerk's File No. 2004076954.
- (6) Travis County Clerk's File No. 2004216584.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Courtyard at the Preserve Homeowners Association, Inc. c/o Community Association Management, Inc. (CAM), 5900 Shepherd Mountain Cove, Bldg. 2, Suite 275, Austin, Texas 78730.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Community Association Management, Inc. (CAM). Address: 5900 Shepherd Mountain Cove, Bldg. 2, Suite 275, Austin, Texas 78730. Phone No.: 512.288.2376. Email Address: info@camanagers.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.courtyardatthepreserve.org.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 325.00
Condo Questionnaire Fee	\$ 500.00
Other Questionnaires	Up to \$500.00
Rush Fee	Up to \$300.00

9. Other Information the Association Considers Important: N/A.

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

Executed on this 14 day of Oct, 2025.

**THE COURTYARD AT THE PRESERVE
HOMEOWNERS ASSOCIATION, INC.**

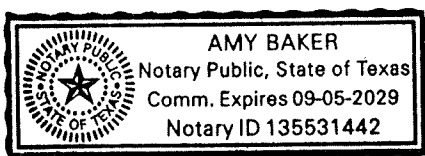
By: [Signature]

Printed: Mark Moreno

Its: President

THE STATE OF TEXAS §
§
COUNTY OF Travis §

BEFORE ME, the undersigned notary public, on this 14 day of October, 2025 personally appeared Mark Moreno, President of The Courtyard at the Preserve Homeowners Association, 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.



[Signature]
Notary Public in and for the State of Texas