



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Sep 10, 2021 08:33 AM Fee: \$34.00

2021202243

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
THE HOMEOWNERS ASSOCIATION OF COLONIAL TRAILS, INC.

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

1. Legal name of owners association: The Homeowners Association of Colonial Trails, Inc.
2. Name of project or subdivision: Colonial Trails
3. Recording data for subdivision: See Exhibit A.
4. Recording data for the declaration and any/all amendments: See Exhibit A.
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: <https://owner.psprop.net>
7. Amount and description of all fees or charges by the association relating to a property transfer:
\$375 (resale certificate)
\$75 (update)
\$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. This is not a fee related to title transfer but rather a fee related to providing documents on an accelerated timeframe over and above what statute requires. A 1-day rush fee is \$125. Three-day rush \$75. Five day rush \$50.

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.

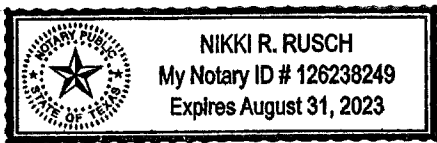
The Homeowners Association of Colonial Trails, Inc.

By *Brandy Whiteside*
Printed name Brandy Whiteside
Title: Officer OR Managing agent (circle one)
Date 8/25/21

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on the 25th day of August,
2021 by Brandy Whiteside in the above stated capacity.



Notary signature *Nikki R. Rusch*
Notary Public for the State of Texas
Printed name of notary Nikki R. Rusch
My commission expires 8/31/2023

After recording, please return to:

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

Exhibit A

COLONIAL TRAILS

1. The following Declaration of Covenants, Conditions, and Restrictions recorded in, **Inst. 2005035689, 2005035691**, Official Public Records **Travis** County, Texas.
2. Notice of Dedicatory Instruments recorded in **Inst. 200500048**, Official Public Records **Travis** County, Texas.

/Volumes/File Server/CLIENTS/Colonial Trails/Rules legislative 2021/ManagementCertColonialTrails2021 (with Ex.A).doc