

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Sep 12, 2025 02:40 PM Fee: \$37.00

**2025101916**

\*Electronically Recorded\*

MANAGEMENT CERTIFICATE  
NOVEL CONDOMINIUM COMMUNITY, INC.

The undersigned, being an officer of Novel Condominium Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Novel Condominiums (the "**Condominium**").
2. The name of the Condominium Association: Novel Condominium Community, Inc., a Texas nonprofit corporation.
3. The location of the Condominium: 1322 Dittmar Road, Austin, Texas 78745.
4. The recording data for the declaration and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Novel Condominium Community, Inc. c/o The Management Trust, Attn.: Community Manager, 9111 Jollyville Road, Suite 275, Austin, Texas 78759.
1. 6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Novel Condominium Community, Inc.  
c/o The Management Trust  
Attn.: Community Manager  
Mailing Address: 9111 Jollyville Road, Suite 275  
Austin, Texas 78759  
Telephone Number: (512) 234-3320  
Email Address: Holly.Skeen@managementtrust.com

2. Website to access the Association's dedicatory instruments:

my.managementtrust.com

3. Amount and description of fees related to property transfer in the condominium project: The Association fees are in the following amounts:

Reserve Fund Contribution – An amount equal to two (2) months of  
Regular Assessments.

Transfer Fee - \$200.00

Resale Certificate Fee - \$360.00

The Association fees cover all costs that the Association incurs related to a property transfer in the condominium project.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED TO BE EFFECTIVE as of the date this instrument is recorded in the Official Public Records of Travis County, Texas.

**NOVEL CONDOMINIUM  
COMMUNITY, INC.,**  
a Texas nonprofit corporation

By:

Printed Name: Blake Contine

Title: Vice President

THE STATE OF TEXAS

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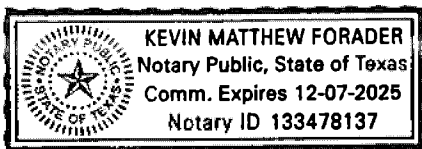
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COUNTY OF Williams

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This instrument was acknowledged before me on the 22<sup>nd</sup> day of April, 2025, by Blake Contine, Vice President of Novel Condominium Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[SEAL]



  
Notary Public Signature

Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 West Fifth Street, Suite 900  
Austin, Texas 78701

ATTACHMENT 1

1. Amended and Restated Declaration of Condominium Regime for Novel Condominiums, recorded as Document No. 2025043816, Official Public Records of Travis County, Texas.
2. Community Manual for Novel Condominiums, recorded as Document No. 2025043845, Official Public Records of Travis County, Texas.