

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

May 04, 2023 03:10 PM Fee: \$34.00

**2023048382**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**The Trails Community Association of Austin, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded **THE TRAILS COMMUNITY ASSOCIATION OF AUSTIN, INC.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** THE TRAILS OF AUSTIN

**Name of the Association:** THE TRAILS COMMUNITY ASSOCIATION OF AUSTIN, INC.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Travis County, Texas, as follows;

- (a) Volume 66, Page 75, Volume 69, Page 72, and Volume 75, Page 235 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Travis County, Texas, as follows:

- (a) Recording data for the declaration Volume 4864, page 738, volume 4864, page 455-459, Volume 4742, pages 2114-2118, Volume 5049, pages 5760, volume 5814, pages 1245-1248, real property records of travis county, texas
- (b) Amended and Restated Master Declaration of Covenants and Restrictions for The Trails Community Association of Austin, Inc. – Doc number 2012048411
- (c) Amendment to Declaration – Doc number 2021209286
- (d) Amendment to bylaws – Doc number 2012012429

**Name and Mailing Address of the Association**

THE TRAILS COMMUNITY ASSOCIATION OF AUSTIN, INC.  
c/o Alliance Association Management  
4009 Bannister Lane #300  
Austin, Texas 78704

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Alliance Association Management  
4009 Bannister Lane #300  
Austin, Texas 78704  
512-328-6100  
[AHCinfo@associa.us](mailto:AHCinfo@associa.us)

**Website Address of the Association**

[www.townsq.io/login](http://www.townsq.io/login)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$75

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 1 day of December, 2022,


The TRAILS COMMUNITY ASSOCIATION OF AUSTIN, INC;  
acting by and through its managing agent, Alliance Association  
Management



Alex Rix – Branch President

STATE OF TEXAS           §  
COUNTY OF           §  
Travis                   §

This instrument was acknowledged before me on December 1, 2022 by Alex Rix – Branch President with Alliance Association Management, the managing agent for THE TRAILS COMMUNITY ASSOCIATION OF AUSTIN, INC., a Texas nonprofit corporation, on behalf of such corporation.



Notary Name  
Notary Public, State of Texas

When recorded return to:  
Alliance Association Management  
4009 Bannister Lane #300  
Austin, Texas 78704

