

**ALURA POINTE CONDOMINIUM COMMUNITY, INC.
MANAGEMENT CERTIFICATE**

This Management Certificate is recorded pursuant to Section 82.116 of the Texas Uniform Condominium Act and is as follows:

The name of the subdivision ("Subdivision") is: **Alura Pointe, The Reserve At Lake Travis**

The Subdivision recording information is: **Document No. 200900119**

The declaration recording information is: **Document No. 2010114940 and as amended and supplemented thereto by Document No. 2010115344**

The name of the Association: **Alura Pointe Condominium Community Inc**

All prospective purchasers of lots in the Subdivision, according to the Declaration are notified by the Association as follows:

1. Before finalizing the purchase of any lot/unit in the Subdivision/Condominium Regime, please be aware that you are, as a matter of law, on notice of all the contents of the above declaration and the association's bylaws and rules. Such documents are binding upon all lot owners.
2. The rules (covenants and restrictions) contain limitations regarding the use of the lot and the common areas by owners, tenants, and their family and guests.
3. It is recommended that you obtain copies of all the foregoing instruments and read them prior to making the final commitment to purchase a lot/unit at the Subdivision/Condominium Regime, referred to above.
4. At the time of purchase, a lot/unit may be subject to a lien for assessments and other sums previously unpaid by the prior owner(s), including attorney's fees, interest and other charges. You are advised to obtain a "resale certificate" from the association management which will verify whether there are any unpaid amounts.
5. The Association has authorized the managing agent to charge a transfer at the time of closing. All closing officers are asked to contact the managing agent to obtain further information.
6. The Association has authorized the Management Company to charge a fee for preparation of a statement of account for a refinance.
7. The Association has authorized the Management Company to charge a fee for the preparation of the Condominium Questionnaire.
8. The mailing address of the Association is in care of the managing agent listed below, at the address listed below. Until changed by notice recorded in the Official Records of Travis County, Texas, the address and telephone number of the managing agent for the association for purposes of obtaining a resale certificate, copies of documents, and information about delinquent sums owed to the association by lot owners selling their lots, are as follows:

**FirstService Residential Austin
P.O. Box 342585
Austin, Texas 78734
Phone: 512-266-6771
Fax: 512-266-6791
Physical Address: 7 Lakeway Centre Court, Ste. 200, Austin, Texas 78734
www.fsresidentialaustin.com**

Dated this day of Monday, September 12, 2016.

Alura Pointe Condominium Community, Inc

By: *Bonnie Carlisle*

Print Name: *Bonnie Carlisle*

Title: *Manager*

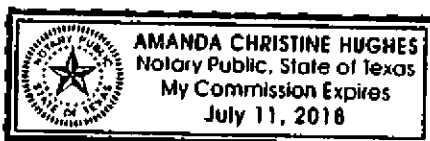
**STATE OF TEXAS
COUNTY OF TRAVIS**

This instrument was acknowledged before me on this the 31st day of October 2016, by Bonnie Carlisle as managing agent for Alura Pointe Condominium Community, Inc., a nonprofit corporation incorporated under the laws of the State of Texas, on behalf of said corporation.

Amanda Christine Hughes
Notary Public for the State of Texas

After Recording, please return to:

**FirstService Residential Austin
P.O. Box 342585
Austin, Texas 78734**



Unofficial Document



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

November 15 2016 09:00 AM

FEE: \$ 30.00 2016190087