

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

May 13, 2024 04:54 PM Fee: \$33.00

2024052101

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
For
SPRINGBROOK CENTER OWNERS ASSOCIATION, INC.

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

1. Legal Name of Subdivision: Springbrook Center
2. Legal Name of Association: Springbrook Center Owners Association, Inc.
3. Recording Data for Subdivision: (See Exhibit "A")
4. Recording Data for the Declaration and any/all amendments: (See Exhibit "A")
5. Name and Mailing Address of the Association:

Name: Springbrook Center
Mailing address: c/o PioneerBeck; 611 S. Congress Ave, Ste. 510, Austin, Texas 78704

6. Name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's Designated Representative:

Name: PioneerBeck
Mailing address: 611 S. Congress Ave, Ste. 510, Austin, Texas 78704
Phone number: 512-447-4497
Email address: association@pioneerbeck.com

7. Website Address of any Internet website on which the Association's Dedicatory Instruments are available in accordance with Section 207.006 (if Association contains 60 or more lots):
<http://engage.goenumerate.com/s/pioneerbeck>

8. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision:

Resale certificate: \$375 standard package or \$450 package plus (Resale Certificate and Statement of Account)
Statement of Account (if requested. Statement provides additional information over and above the statutory resale certification information): \$75 if ordered in conjunction with resale certificate; \$200 if stand-alone
Resale certificate update: \$75
Service Fee: \$0 - \$50 depending on what is ordered (Homewise)
Lender questionnaire (if requested): \$200
Rush fee: \$35-\$110

9. Other appropriate information:

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.

Springbrook Center Owners Association, Inc.

By [Signature]

Printed name Kimball Dempsey

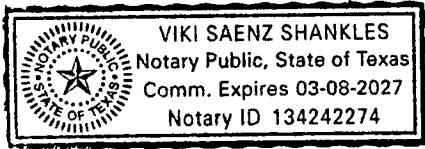
Title: Officer OR Managing agent (circle one)

Date 5/13/2024

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on May 13th, 2024 by Kimball Dempsey in the above stated capacity.



Notary signature [Signature]

Notary Public for the State of Texas

Printed name of notary Viki Shankles

My commission expires 3/8/2027

After recording, please return to:

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

Exhibit "A"

1. Plat of Springbrook Center, Phase A, Sections One and Two recorded in Volume 86, Page 66B-68D; Amended Plat of Lots 10, 11 and 12, Block L, Springbrook Center Phase A, recorded in Volume 94, Page 265; Plat of Springbrook Center Phase B, Section One recorded in Volume 94, Page 259; and Plat of Springbrook Center Phase B, Section Two recorded in Volume 97, Page 330, all in the Plat Records of Travis County, Texas.
2. Springbrook Center Declaration of Covenants, Conditions and Restrictions Amended and Restated – 1998 recorded in Volume 13209, Page 31, and Springmeadows South Declaration of Covenants, Conditions and Restrictions Amended and Restated – 1998 recorded in Volume 13209, Page 9, both in the Official Public Records of Travis County, Texas.