

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 24, 2025 03:10 PM Fee: \$29.00

2025069909

Electronically Recorded

Bouldin Creek Owners Association, Inc.
Management Certificate

This Property Owners' Association Management Certificate is being recorded by Bouldin Creek Owners Association, Inc. (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

Name of the Subdivision: Bouldin Creek Condominiums

Name of the Association: Bouldin Creek Owners Association, Inc.

Subdivision Location: 802 South 1st, Austin, Texas 78704

Recording Data for the Subdivision: Recorded in Book 2, Page 221, and Book U, Page 78, of the Plat Records of Travis County, Texas.

Recording Data for the Declaration is: Recorded in Volume 8443, Page 1 of the Condominium Records of Travis County, Texas.

Other Information the Association Considers Appropriate: Declaration of Annexation and Merger for Bouldin Creek Condominiums recorded in Volume 8552, Page 209, and Amendment to Condominium Declaration of Annexation and Merger for Bouldin Creek Condominiums, records in Volume 8574, Page 582, both of which are recorded in the Real Property Records of Travis County, Texas.

Name and Mailing Address of the Association:

Bouldin Creek Owners Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

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

Bouldin Creek Owners Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442
CareTeam@RowCal.com
512-580-4212

Website Address of the Association:

<https://www.rowcal.com>

Property Transfer Fee(s) Charged by the Association:

Resale Certificate: \$375
Upgraded Resale Certificate: \$450
Resale Certificate UPDATE (1-180 days): \$75

Transfer Fees: \$275
HomeWise Convenience Fee: \$9.95
HomeWise Process Fees: \$20-50
Resale Certificate RUSH: \$75-125

Other Information

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

ACKNOWLEDGEMENT

State of Texas

County of Travis

Signed this the 19 day of June, 2025.

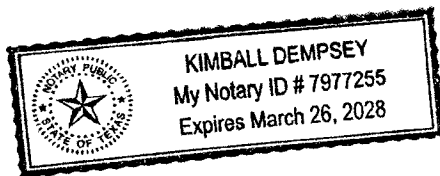
Bouldin Creek Owners Association, Inc.
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC
Name of Association or Person Managing Association

By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent
Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 19th day of June, 2025.
Acknowledged this instrument was signed for the purposes and intent herein expressed.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Kimball Dempsey

My Commission Expires 3/26/28

After recording, return to the managing agent, RowCal Management:

Bouldin Creek Owners Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442