

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 25, 2025 07:57 PM Fee: \$37.00

2025094365

Electronically Recorded

**MANAGEMENT CERTIFICATE
PIONEER EAST HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an Officer of Pioneer East Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Pioneer Crossing East (the "Subdivision Development").
2. The name of the Association is Pioneer East Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

All of Pioneer Crossing, Phase A, Section 2, a subdivision in Travis County, Texas, (being Lots 1-33, Block A, Lots 1-23 and Lots 46-48, Block B, and Lots 1-27, Block C) according to the map or plat recorded at Document No. 199900176 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 1, according to the plat recorded at Document No. 200200313 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 4, according to the plat recorded at Document No. 200400141 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 5, according to the plat recorded at Document No. 200400142 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 6, according to the plat recorded at Document No. 200400143 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 10, according to the plat recorded at Document No. 200600015 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 7, according to the plat recorded at Document No. 200600014 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 9, according to the plat recorded at Document No. 200600016 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 3A, according to the plat recorded at Document No. 201600265 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 3B, according to the plat recorded at Document No. 201600273 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 15, according to the plat recorded at Document No. 201700026 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 16, according to the plat recorded at Document No. 201800134 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 16, according to the plat recorded at Document No. 201700050 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 17, according to the plat recorded at Document No. 201700091 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 17, according to the plat recorded at Document No. 202000018 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 18, according to the plat recorded at Document No. 202000073 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Section 19, according to the plat recorded at Document No. 202000254 in the Official Public Records of Travis County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Pioneer Crossing East Master Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2004073215 in the Official Public Records of Travis County, Texas.

Declaration of Easements and Restrictive Covenants regarding the Maintenance of Drainage Facilities, recorded at Document No. 2004094650 in the Official Public Records of Travis County, Texas.

Declaration of Easements and Restrictive Covenants regarding the Maintenance of Drainage Facilities, recorded at Document No. 2004094651 in the Official Public Records of Travis County, Texas.

Declaration of Easements and Restrictive Covenants regarding the Maintenance of Drainage Facilities, recorded at Document No. 2004094652 in the Official Public Records of Travis County, Texas.

First Amendment to Pioneer Crossing East Master Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2005002818 in the Official Public Records of Travis County, Texas.

Pioneer Crossing Restrictive Covenant, recorded at Document No. 2005003695 in the Official Public Records of Travis County, Texas.

Corrected Pioneer Crossing Restrictive Covenant, recorded at Document No. 2005040058 in the Official Public Records of Travis County, Texas.

Declaration of Easements and Restrictive Covenants regarding the Maintenance of Drainage Facilities, recorded at Document No. 2006023917 in the Official Public Records of Travis County, Texas.

Declaration of Easements and Restrictive Covenants regarding the Maintenance of Drainage Facilities, recorded at Document No. 2006023918 in the Official Public Records of Travis County, Texas.

Declaration of Easements and Restrictive Covenants regarding the Maintenance of Drainage Facilities, recorded at Document No. 2006023919 in the Official Public Records of Travis County, Texas.

Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2006076698 in the Official Public Records of Travis County, Texas.

Pioneer Crossing Restrictive Covenant, recorded at Document No. 2006188805 in the Official Public Records of Travis County, Texas.

Assignment of Declarant's Rights Pioneer Crossing East, recorded at Document No. 2016128112 in the Official Public Records of Travis County, Texas.

Supplemental Declaration and Notice of Addition of Land Pioneer Crossing East [Section 15], recorded at Document No. 2017056370 in the Official Public Records of Travis County, Texas.

Supplemental Declaration and Notice of Addition of Land Pioneer Crossing East [Section 17], recorded at Document No. 2017076995 in the Official Public Records of Travis County, Texas.

Supplemental Declaration and Notice of Addition of Land Pioneer Crossing East [Section 15], recorded at Document No. 2017081888 in the Official Public Records of Travis County, Texas.

Supplemental Declaration and Notice of Addition of Land Pioneer Crossing East [Sections 3A and 3B], recorded at Document No. 2018017485 in the Official Public Records of Travis County, Texas.

Second Amendment to Pioneer Crossing East Master Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2018058897 in the Official Public Records of Travis County, Texas.

Pioneer Crossing East Notice of Reduction of Assessments, recorded at Document No. 2018059090 in the Official Public Records of Travis County, Texas.

Supplemental Declaration and Notice of Addition of Land Pioneer Crossing East [Section 16], recorded at Document No. 2018117058 in the Official Public Records of Travis County, Texas.

Supplemental Declaration and Notice of Addition of Land Pioneer Crossing East [Replat of Lot 101, Block EE, Section 17], recorded at Document No. 2020038101 in the Official Public Records of Travis County, Texas.

Supplemental Declaration and Notice of Addition of Land Pioneer Crossing East [Section 18], recorded at Document No. 2020157454 in the Official Public Records of Travis County, Texas.

Supplemental Declaration and Notice of Addition of Land Pioneer Crossing East [Section 19], recorded at Document No. 2021095554 in the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:

Pioneer East Homeowners Association, Inc.
c/o The Management Trust
9111 Jollyville Rd. Ste 275
Austin, TX 78737

MANAGEMENT CERTIFICATE
PIONEER EAST HOMEOWNERS ASSOCIATION, INC.

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

The Management Trust
 c/o LaKeesha Flemming
 9111 Jollyville Rd. Ste 275
 Austin, TX 78737
 Tel: (512) 234-3320
 Email: cs@managementtrust.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://my.managementtrust.com>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

| | |
|-----------------------|----------|
| Resale Disclosure Fee | \$375.00 |
| Transfer Fee | \$200.00 |
| Lender Questionnaire | \$250.00 |
| Assessment | \$49.35 |

This Management Certificate is effective as of the 18 day of August, 2025.

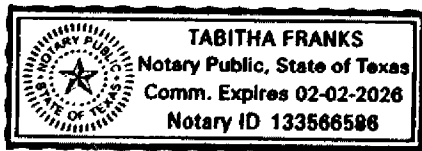
PIONEER EAST HOMEOWNERS ASSOCIATION, INC., a
 Texas nonprofit corporation

By: LaKeesha Flemming
 Name: LaKeesha Flemming
 Title: Property Manager

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 18 day of August, 2025, by LaKeesha Flemming, Property Manager for Pioneer East Homeowners Association, Inc., a Texas nonprofit incorporation, on behalf of said association.



Tabitha Franks
 Notary Public Signature

AFTER RECORDING RETURN TO:

Adam Pugh
 CAGLE PUGH, LTD., LLP
 4301 Westbank Dr. A-150
 Austin, Texas 78746

MANAGEMENT CERTIFICATE
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