

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

December 02, 2024 03:59:36 PM **202419210**

FEE: \$37.00

MANAGEMENT CERT

MANAGEMENT CERTIFICATE
OF
LAS ALTURAS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Las Alturas Residential Community, 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: Las Alturas.
2. The name of the Association: Las Alturas Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Bastrop County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Las Alturas, recorded under Document No. 202419050, in the Official Public Records of Bastrop County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Las Alturas Residential Community, Inc., c/o Preferred Association Management Company, 7000 Market Street, Bldg. 3, Cedar Park, Texas 78613.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Las Alturas Residential Community, Inc. c/o Preferred Association Management Company
Attention:	Doug Plas
Mailing Address:	7000 Market Street, Bldg. 3, Cedar Park, Texas 78613
Telephone Number::	(512) 918-8100
Email Address:	dplas@pamcotx.com

7. Website to access the Association's dedicatory instruments: www.pamocotx.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,000.00

Transfer Fee - \$200.00

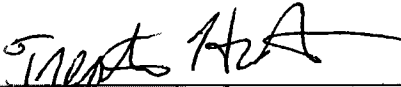
Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.


LAS ALTURAS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

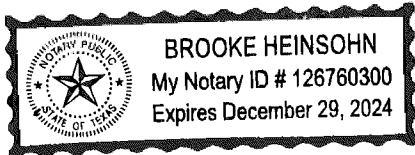
By: 
Printed Name: Trenton Harter
Title: President

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me this 20 day of November, 2024, by Trenton Harter, President of Las Alturas Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]


Notary Public Signature



AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
WINSTEAD PC
600 W. Fifth St. Ste. 900
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Las Alturas, recorded under Document No. 202419050, Official Public Records of Bastrop County, Texas.
2. Las Alturas Community Manual, recorded under Document No. 202419111, Official Public Records of Bastrop County, Texas.
3. Las Alturas Adoption of Working Capital Assessment, recorded under Document No. 202419088, Official Public Records of Bastrop County, Texas.

ATTACHMENT 1

LAS ALTURAS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE