

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

May 14, 2024 11:37 AM Fee: \$33.00

2024052302

Electronically Recorded

This page is
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electronic file stamp.

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE PUBLIC CONDOMINIUM COMMUNITY, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being an Officer of The Public Condominium Community, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The Public Lofts.
2. Name of Association: The Public Condominium Community, Inc.
3. Location of the Condominium:
 - a. The Public Lofts, 4361 South Congress Ave., Austin, TX 78745.
4. Recording Data for the Condominium Declaration:
 - a. Declaration of Condominium Regime for The Public Condominiums, recorded as Document No. 2016215771 in the Official Public Records of Travis County, Texas, as amended or supplemented from time to time.
 - b. First Amendment to the Declaration of Condominium Regime for The Public Condominiums, recorded as Document No. 2017120600 in the Official Public Records of Travis County, Texas.
5. Name and Mailing Address of the Association is: The Public Condominium Community, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The Public Condominium Community, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.

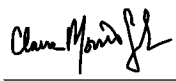
9. The Association's website is: <https://publiclofts.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of a Unit:

Transfer Fee	Not to exceed \$350.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$125; \$200; \$250
Developer/Builder to Homeowner- Statement of Account (6-10 days; 3-5 days; 1-2 days)	\$35; \$50; \$75
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) - (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$300; \$375; \$425
Working Capital fee/ Reserve Contribution	Equal to 1 month's dues

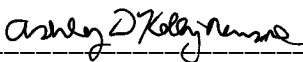
Executed on this the 11th day of May 2024.

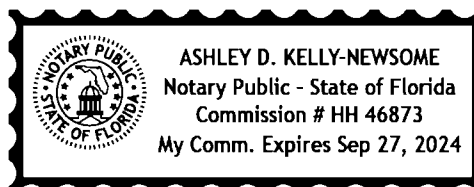
The Public Condominium Community, Inc., a Texas non-profit corporation

By: 
 Claire Morris Sloan, Officer

State of Florida County of Seminole

This instrument was acknowledged before me by means of online notarization on 05/11/2024 by Claire Sloan, Officer of the Public Condominium Community Inc., who presented a US Passport as identification. Executed the same and for the purpose and in the capacity therein expressed and on behalf of the Association.


 (Signature of Notary Public)
Ashley D. Kelly-Newsome
 (Name of Notary Typed, Printed or Stamped)
 My Commission Expires: 09/27/2024
 (Seal)



This notarial act was an online notarization