

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

for

Bridges on the Park Condominium Association, Inc.

The undersigned Association gives notice that the management company named below has commenced management of the Association named below.

1. Name of the Condominium: Bridges on the Park Condominium
2. Name of the owners association: Bridges on the Park Condominium Association, Inc.
3. Location of project: 210 Lee Barton Dr., Austin, TX 78704
4. Declaration recording data: Declaration recorded as Document No. 2006117044, Amendments recorded as Document No. 2007092434, 2011016776, and 2019084560, all in the Official Public Records of Travis County, Texas.

5. Managing agent:

Name: Somerset Association Management
Mailing address: 5401 N Central Expwy Ste 220, Dallas, Texas 75205
Phone number: 214-239-4530
Email address: jmccaul@somersetassociations.com

6. Website: <https://bridgesontheparkresidents.com> and townsq.io
7. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Condominium:

Resale Certificate:	\$370
Legacy Account Closure Fee:	\$220
New Account Setup Fee:	\$75
Working Capital Fees:	2 months of Assessments
Expedited Order Fee 1-3 days:	\$125 - \$175
Refinance Statement of Account:	\$75

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate (or if purchasing directly from the developer, Condominium Information Statement) and performing a comprehensive physical inspection of the unit and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the condominium community and to contact its governing Association. This certificate does not purport to identify every publicly recorded document affecting the condominium, or to report every piece of information pertinent to the condominium. 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 unit in the project. 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 newer management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

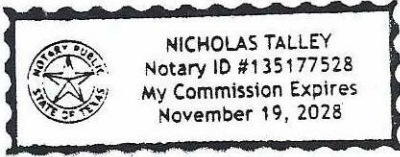
By Brian Cassidy
Signature

Title of officer signing President

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on October 6th 2025
2025 by Brian Cassidy in the above stated capacity.



Notary signature Nicholas Talley

Notary Public for the State of Texas

Printed name of notary Nicholas Talley

My commission expires November 19, 2028

After recording, please return to:

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