



**MANAGEMENT CERTIFICATE
HOMESTEAD VILLAGE TOWNHOMES COMMUNITY, INC.**

The undersigned, being an officer of Homestead Village Townhomes Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Homestead Village Townhomes, a Condominium (the "Condominium").
2. The name of the condominium association: Homestead Village Townhomes Community, Inc., a Texas nonprofit corporation (the "Association").
3. The location of the Condominium: 1850 Settlers Glen Drive, Round Rock, Williamson County, Texas 78665
4. The recording data for the declaration and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The mailing address of the Association: Homestead Village Townhomes Community, Inc., c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The name, mailing address, telephone number, and email address of any management company managing the Association:

Name:	Homestead Village Townhomes Community, Inc. c/o RealManage
Attn.:	Mark Collingwood
Mailing Address:	P.O. Box 803555 Dallas, Texas 75380-3555
Telephone Number:	(866) 473-2573
Email Address:	<u>HOMEOSPR@ciramail.com</u>

7. Website to access the Association's dedicatory instruments:

www.realmanage.com/homeowner-resident-services

8. Amount and description of fees related to property transfer in the condominium project:
The Association fees are in the following amounts:

Working Capital Fee - An amount equal to two (2) months of Regular Assessments

Resale Certificate Fee - \$375.00

Transfer Fee - \$325.00

Update Fee - \$75.00

Refinance Fee - \$250.00

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

This Certificate is effective as of the date this Certificate is recorded in the Official Public Records of Williamson County, Texas.

[SIGNATURE PAGE FOLLOWS]

HOMESTEAD VILLAGE TOWNHOMES
COMMUNITY, INC.,

a Texas non-profit corporation

By: *Anthony Guidice*

Printed Name: Anthony Guidice

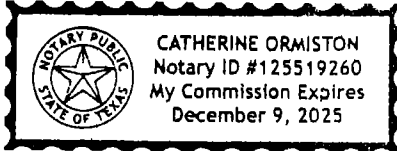
Title: President

THE STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on 1 day of June, ²⁰²³~~2022~~, by Anthony Guidice, President of Homestead Village Townhomes Community, Inc., a Texas non-profit corporation, on behalf of said corporation.

[SEAL]



Catherine Ormiston
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

1. Declaration of Condominium Regime for Homestead Village Townhomes, a Condominium, recorded as Document No. 2023050280, Official Public Records of Williamson County, Texas.
2. Community Manual for Homestead Village Townhomes, a Condominium, recorded as Document No. 2023050281, Official Public Records of Williamson County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023052590

PMC Fee: \$38.00
06/27/2023 12:16 PM ATAYLOR



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

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E
Winstead
401 Congress Avenue
Suite 2100
Austin, TX 78701

ATTACHMENT 1 – Page 1
HOMESTEAD VILLAGE TOWNHOMES COMMUNITY, INC.
MANAGEMENT CERTIFICATE



Nancy E. Rister
Williamson County Clerk
405 Martin Luther King Street
Georgetown, Texas 78626
(512) 943-1515

Receipt: 2023-36941

Product	Name	Extended
PMC	PROPERTY OWNERS ASSOCIATION MNGMNT CERT	\$38.00
	# Pages	4
	External Document#	2023052590
	Document Info:	WINSTEAD
Total		\$38.00
Tender (Legal Ease)		\$38.00
Paid By	WINSTEAD PC	
Credit Card #	7198808797	
Comment	51928.75	

Thank You for Your Business