

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 02, 2024 10:59 AM Fee: \$33.00

2024011405

Electronically Recorded

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
CONDOMINIUMS AT PARKER RANCH HOA, INC.

The undersigned, being an officer or manager of Condominiums at Parker Ranch HOA, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, certifies as follows:

1. The name of the condominium project: Condominiums at Parker Ranch (the "**Condominium**").
2. The name of the Condominium community: Condominiums at Parker Ranch HOA, Inc., a Texas non-profit corporation (the "**Association**").
3. The location of the Condominium: Parker Ranch Circle, Austin, TX 78748.
4. The recording data for the declaration: See Exhibit "A".
5. The mailing address of the Association: Condominiums at Parker Ranch HOA, Inc., The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name and mailing address of the person managing the Association:

Name: The Neighborhood Company, LLC
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132
Telephone Number: 830.264.2454
Email Address: Info@NeighborhoodCo.com

7. Amount and description of transfer fees:

Transfer Fee - \$400.00.

Resale Certificate Fee - \$375.00.

Working Capital – Two times (2X) monthly dues

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

CONDOMINIUMS AT PARKER RANCH
HOA, INC., a Texas non-profit corporation

By: *Laura Ficco*

Printed Name: LAURA FICCO

Title: PRESIDENT/CEO

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on 1 day of February, 2024, by Laura Ficco, the managing Agent of Condominiums at Parker Ranch HOA, Inc., a Texas non-profit corporation, on behalf of said corporation.

[SEAL]



AFTER RECORDING RETURN TO:

Heidi Krasner

Notary Public Signature

Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
avaldes@winstead.com

EXHIBIT "A"

1. Declaration of Condominium Regime for Condominiums at Parker Ranch, a Condominium Community, recorded as Doc. No. 2015183242 in the Official Public Records of Travis County, Texas.
2. Community Manual, recorded as Doc. No. 2015183243 in the Official Public Records of Travis County, Texas.
3. First Amendment to the Declaration of Condominium Regime for Condominiums at Parker Ranch, a Condominium Community, recorded as Doc. No. 2016157989 in the Official Public Records of Travis County, Texas.
4. Correction to Second Amendment to the Declaration of Condominium Regime for Condominiums at Parker Ranch, a Condominium Community, recorded as Doc. No. 2017097432 in the Official Public Records of Travis County, Texas.
5. Third Amendment to the Declaration of Condominium Regime for Condominiums at Parker Ranch, a Condominium Community, recorded as Doc. No. 2017139094 in the Official Public Records of Travis County, Texas.
6. Fourth Amendment to the Declaration of Condominium Regime for Condominiums at Parker Ranch, a Condominium Community, recorded as Doc. No. 2017180912 in the Official Public Records of Travis County, Texas.
7. Fifth Amendment to the Declaration of Condominium Regime for Condominiums at Parker Ranch, a Condominium Community, recorded as Doc. No. 2018137889 in the Official Public Records of Travis County, Texas.
8. Statutory Correction Affidavit, recorded as Doc. No. 2020195394 in the Official Public Records of Travis County, Texas.