

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 17, 2025 09:27 AM Fee: \$29.00

2025140805

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

CONDOMINIUM OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

for

Condominium Project, The Peninsula on Lake Austin Common Area Council of Owners, 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: The Peninsula on Lake Austin
2. Name of the owners association: The Peninsula on Lake Austin Common Area Council of Owners, Inc.
3. Location of project: 2329 Westlake Drive, Austin, TX 78746
4. Declaration recording data: Declaration recorded in Volume 12441, Page 1217, Real Property Records, Travis County, Texas, Amendments filed in Volume 13210, Page 0919, Real Property Records, Travis County, Texas and Amendments filed as Document Nos. 1999136634, 2004199771, 2015189494, 2019114324 and 2023134470 in the Official Public Records of Travis County, Texas.

5. Managing agent:

Name: Community Association Management, Inc.
Mailing address: 5900 Shepherd Mountain Cove, Building 2 Suite 275, Austin, TX 78730
Phone number: 512-288-2376
Email address: info@camanagers.com

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

Resale Certificate Fee:	\$375
Resale Certificate Update Fee:	\$75
Transfer Fee:	\$325
Condo Questionnaire Fee:	\$500
Misc. Questionnaire Fee:	Up to \$500
Rush Fee:	Up to \$300

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.

The Peninsula on Lake Austin Common Area Council of Owners, Inc.

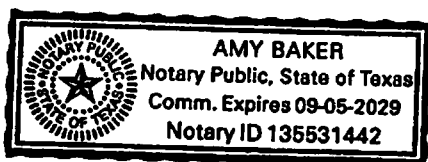
By David J. Jones
David J. Jones Signature

Title of officer signing PRES. POLA COMMON AREA COUNCIL OF OWNERS

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on October 10, 2025 by David J. Jones in the above stated capacity.



Notary signature Amy Baker

Notary Public for the State of Texas

Printed name of notary Amy Baker

My commission expires _____

After recording, please return to:

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

/Volumes/File Server/CLIENTS/PeninsulaonLakeAustin/Mgmt Cert 7-25/Management Certificate 7-2-25.docx