FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado, County Clerk
Travis County, Texas
Sep 04, 2025 08:19 AM   Fee: $31.00
2025098295
Electronically Recorded

STATE OF TEXAS

COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for Condominium Project, Mira Monte Townhome Association

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

1. Name of the Condominium: Mira Monte Townhomes

2. Name of the owners association: Mira Monte Townhome Association

3. Location of project: Jentsch Court, Austin, Texas

4. Declaration recording data: Document No.2004152576, Official Public Records, Travis County, Texas

5. Name of managing agent: PS Property Management

6. Mailing address of managing agent: 1490 Rusk Road Unit 301, Round Rock, TX 78665

7. Managing Agent's telephone and email address: (512) 251 6112   info@psprop.net

8. Association website: owner.psprop.net

9. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Condominium:

Resale Certificate:	$375
Resale Certificate Update:	$75
Resale Certificate 5-day Rush:	$75
Resale Certificate 1-day Rush:	$125
New Account Set-up:	$265
Working Capital Fee:	2 months assessments[1]

Premium Lender Questionnaire Bundle
  Includes: Articles of Incorporation, Balance Sheet, Budget, Bylaws, Certificate of Insurance, Policies and
  Procedures, Declaration CC&Rs, Rules and Regulations.

  Additional documents available: Reserve Report $30
      Standard $309 (optional Custom Questionnaire for additional $75)
      Rush $349 (optional Custom Questionnaire for additional $115)
      Expedited $374 (optional Custom Questionnaire for additional $140)

Limited Lender Questionnaire Bundle
  Includes: Budget, Certificate of Insurance.

  Additional documents available: Articles of Incorporation $15, Balance Sheet $10, Bylaws $20, Policies
  and Procedures $10, Declaration CC&Rs $30, Reserve Report $30, Rules and Regulations $25
      Standard $259 (optional Custom Questionnaire for additional $75)
      Rush $299 (optional Custom Questionnaire for additional $115)

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[1] Declaration section 5.12 and Notice of Transfer Fee, Document 2017047603, Official Public Records, Travis County, Texas

Expedited $324 (optional Custom Questionnaire for additional $140)

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.
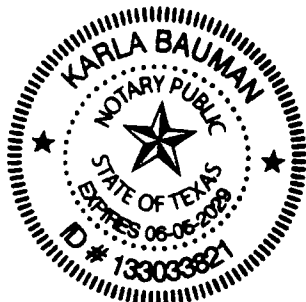
By _____
Signature

Title of officer signing   Board Member

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on August 27 2025 by _____ Patrick Druke in the above stated capacity.

Notary signature Karla M. Bauman

Notary Public for the State of Texas

Printed name of notary Karla M. Bauman

My commission expires 6/5/2029

After recording, please return to:

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

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