

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Nov 21, 2024 03:17 PM Fee: \$37.00

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CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
WINFLO HILLS HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

The undersigned, being the President of Winflo Hills Homeowners Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is Winflo Hills.
2. Name of Association: The name of the Association is Winflo Hills Homeowners Association.
3. Location of Condominium: The location of the condominium is 806 Winflo Drive, Austin, Travis County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Condominium of Winflo Hills.
 - b. Recording Information:
 - (1) Volume 9117, Page 507, et seq. in the Official Public Records of Real Property of Travis County, Texas.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Winflo Hills Homeowners Association c/o Rio 25, L.L.C. dba ATX Association Management, 2404 Rio Grande, Austin, Texas 78705.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Rio 25, L.L.C. dba ATX Association Management. Address: 2404 Rio Grande, Austin, Texas 78705. Phone No.: 512.488.1820. Email Address: admin@atxhoa.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.atxhoa.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 250.00
Questionnaire	\$ 250.00
Rush Fee	1-2 days \$200.00; 3-6 days \$100.00

9. Other Information the Association Considers Important: None.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

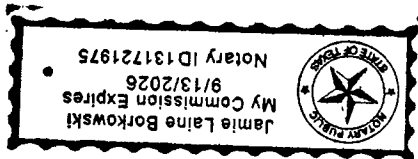
Executed on this 21 day of November, 2024.

WINFLO HILLS HOMEOWNERS ASSOCIATION

By: Bethany Muhlstein
 Printed: Bethany Muhlstein
 Its: President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 21st day of November 2024 personally appeared Bethany Munkstein President of Winflo Hills Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas