

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 06, 2023 11:06 AM Fee: \$34.00

2023062348

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

THE VILLAGE AT PLEASANT VALLEY HOME OWNER'S ASSOCIATION, INC.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: The Village at Pleasant Valley Home Owner's Association, Inc.
2. Name of project or subdivision: Village at Pleasant Valley
3. Recording data for subdivision: The Village at Pleasant Valley recorded at Vol. 71, Page 51 in the Plat Record of Travis County, Texas, and any amendments and supplements thereto as further described in the documents referenced in paragraph 4.
4. Recording data for the declaration and any/all amendments: Declaration of Covenants, Conditions, and Restrictions for The Village at Pleasant Valley, Section One filed at Vol. 4796, Page 1054, Deed Records of Travis County, Texas; Amendment Number One Declaration of Covenants, Conditions, and Restrictions for The Village at Pleasant Valley filed at Vol. 6063, Page 1520 in the Deed Records of Travis County, Texas; Amendment of Declaration of Covenants, Conditions, and Restrictions The Village at Pleasant Valley, Section One filed at Vol. 11941, Page 0024 in the Real Property Records of Travis County, Texas; Amendment Number Three Declaration of Covenants, Conditions, and Restrictions for The Village at Pleasant Valley filed at Vol. 12297, Page 0798 of the Real Property Records of Travis County, Texas; Amendment to Declaration of Covenants, Conditions, and Restrictions for The Village at Pleasant Valley recorded as document number 2021021541 in the Official Public Records of Travis County, Texas; and Amendment to Declaration of Covenants, Conditions, and Restrictions for The Village at Pleasant Valley recorded as document number 2021255466 in the Official Public Records of Travis County, Texas.

5. Contact information for association's managing agent:

Name: PS Property Management
Mailing address: 1490 Rusk Road Unit 301, Round Rock TX 78665
Phone number: 512-251-6122
Email address: info@psprop.net

6. Association website: www.psprop.net

7. Amount and description of all fees or charges by the association relating to a property transfer:

\$375 Resale certificate
\$75 Update to resale certificate
\$190 New account setup fee

Please plan ahead when ordering a resale certificate or update, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. If the service is provided the fee will be
\$125 for 1-day rush; \$75 for 5-day rush.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. 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 home in the subdivision. 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 management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

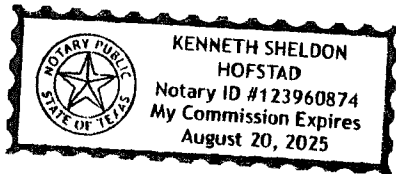
The Village at Pleasant Valley Home Owner's Association, Inc.

By Richard M. Zilem Sr
 Printed name Richard M. Zilem Sr
 Title: Officer OR Managing agent (circle one)
 Date June 5, 2023

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on June 5,
 20 23 by Richard M Zilem SR in the above stated capacity.



Notary signature

A handwritten signature in dark ink, appearing to read "Kenneth Hofstad", written over a horizontal line.

Notary Public for the State of

Texas

Printed name of notary

Kenneth Sheldon Hofstad

My commission expires

8-20-2025

After recording, please return to:

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

/Volumes/File Server/FORMS/CH POA Forms/RulesHOA and Condo/Legislative Rules 2021 - mgmt certs,
 /Management Certificate Templates/ManagementCert HOA PSManagement 5-23 .doc