

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Sep 26, 2025 03:15 PM Fee: \$37.00

**2025107532**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**THE LOREN AT LADY BIRD LAKE RESIDENTIAL CONDOMINIUM COMMUNITY, INC.**

STATE OF TEXAS           §  
                                      §  
 COUNTY OF TRAVIS       §

The undersigned, being the Managing Agent of The Loren at Lady Bird Lake Residential Condominium Community, Inc., a Texas nonprofit 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 Management Certificate previously filed by the Association:

1. Name of Condominium: The name of the Condominium is The Loren at Lady Bird Lake Residential Condominiums.
2. Name of Association: The name of the Association is The Loren at Lady Bird Lake Residential Condominium Community, Inc.
3. Location of the Condominium: The Condominium is located in Austin, Travis County, Texas.
4. Recording Data for the Declaration and Amendments\*:
  - a. Residential Master Unit established by the Declaration of Condominium Regime for The Loren at Lady Bird Lake Master Condominiums recorded as Document No. 2019195651, in the Official Public Records of Travis County, Texas (the "Master Declaration"), created pursuant to that certain Declaration of Condominium Regime for Paggi House Land Condominiums, recorded as Document 2019178320, in the Official Public Records of Travis County, Texas (the "Land Condominium Declaration");
  - b. First Amendment to Declaration of the Condominium Regime for The Loren at Lady Bird Lake Master Condominiums recorded as Document No. 2020242792, on December 14, 2020, in the Official Public Records of Travis County, Texas;
  - c. Second Amendment to Declaration of the Condominium Regime for The Loren at Lady Bird Lake Master Condominiums recorded as Document No. 2022136233, on August 11, 2022, in the Official Public Records of Travis County, Texas;
  - d. Third Amendment to Declaration of Condominium Regime for The Loren at Lady Bird Lake Master Condominiums recorded as Document No. 2022150562, on September 8, 2022, in the Official Public Records of Travis County, Texas;
  - e. Residential Declaration of Condominium Regime for The Loren at Lady Bird Lake Residential Condominiums recorded as Document No. 2022137079, in the Official Public Records of Travis County, Texas;

- f. Non Material Correction Instrument – Residential Declaration of Condominium Regime for The Loren at Lady Bird Lake Residential Condominiums recorded as Document No. 2022145950, in the Official Public Records of Travis County, Texas;
  - g. First Amendment to the Residential Declaration of Condominium Regime for The Loren at Lady Bird Lake Residential Condominiums recorded as Document No. 2022165451, in the Official Public Records of Travis County, Texas; and
  - h. Second Amendment to the Residential Declaration of Condominium Regime for The Loren at Lady Bird Lake Residential Condominiums recorded as Document No. 2022168728, in the Official Public Records of Travis County, Texas.
5. Name, Mailing Address, Telephone Number and E-mail Address of the Association through its Managing Agent is:
- The Loren at Lady Bird Lake Residential Condominium Community, Inc.  
 c/o FirstService Residential Texas, Inc.  
 d/b/a First Service Residential (“FirstService Residential”)  
 14951 North Dallas Parkway, Suite 600  
 Dallas, Texas 75254  
 Phone: 214-871-9700
6. The Contact Information for the Association’s Designated Representative: The contact information of the designated representative of the Association is FirstService Residential Texas, Inc. Address: 14951 North Dallas Parkway, Suite 600, Dallas, Texas 75254. Phone No.: 214-871-9700. Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
7. The Association’s Dedicatory Instruments are Available to Members Online at:  
<https://thelorenatladybirdresidential.connectresident.com>.
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$340.00
Resale Certificate Disclosure Package* (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Sub-Association Transfer Fee	\$100.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
Uniform Condo Questionnaire Package (6-10 days; 3-5 days; 1-2 days)	\$220.00; \$275.00; \$325.00
Lender Form Condo Questionnaire	\$350.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Working Capital Fee on ALL SALES (including Developer to Builder)	Equal to 2 months of Regular Assessments

\*Resale Certificates may be requested by FirstService Residential Texas, Inc. corporation, d/b/a First Service Residential at 214-871-9700.

Executed on the 9<sup>th</sup> day of SEPTEMBER, 2025.

### ACKNOWLEDGEMENT

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

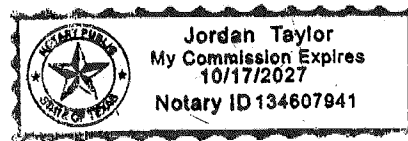
**THE LOREN AT LADY BIRD LAKE RESIDENTIAL  
CONDOMINIUM COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: **FIRST SERVICE RESIDENTIAL TEXAS, INC.**  
**d/b/a First Service Residential,**  
Managing Agent

By: Jennifer Huerta  
Jennifer Huerta, President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS   §



BEFORE ME, the undersigned notary public, on this 9 day of September, 2025, personally appeared Jennifer Huerta, President of FirstService Residential Texas, Inc. d/b/a FirstService Residential, as Managing Agent for The Loren at Lady Bird Lake Residential Condominium Community, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Jordan Taylor  
Notary Public in and for the State of Texas