



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Nov 20, 2024 02:10 PM Fee: \$37.00

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Electronically Recorded

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

CAT MOUNTAIN HOME OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent for Cat Mountain Home Owners Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Cat Mountain.
2. Name of Association: The name of the Association is Cat Mountain Home Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Cat Mountain Villas, Section One (1), a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 71, Page 25 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Cat Mountain Villas, Section Two (2), a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 76, Page 97 of the Plat Records of Travis County, Texas SAVE AND EXCEPT Lots 30 and 31 in Block A and a portion of Mount Bonnell Drive, and all amendments to or replats of said maps or plats, if any.
 - c. Cat Mountain Villas, Section 2A, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 78, Page 372 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Cat Mountain Villas, Section 3A, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 77, Pages 271-273 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Cat Mountain Villas, Section 3B, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Book 83,

Page 151B, C and D of the Plat Records of Travis County, Texas
and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions.
- (2) Declaration of Covenants, Conditions and Restrictions.
- (3) Declaration of Covenants, Conditions and Restrictions.
- (4) First Amended Declaration of Covenants, Conditions and Restrictions by Cat Mountain Properties.
- (5) Second Amended Declaration of Covenants, Conditions and Restrictions by Cat Mountain Properties.
- (6) Joinder of Additional Property to Declaration of Covenants, Conditions and Restrictions.
- (7) Joinder of Additional Property to Declaration of Covenants, Conditions and Restrictions.

b. Recording Information:

- (1) Volume 5077, Page 1440, *et seq.* in the Official Public Records of Real Property of Travis County, Texas.
- (2) Volume 6455, Page 2288, *et seq.* in the Condominium Records of Travis County, Texas.
- (3) Volume 8275, Page 118, *et seq.* in the Condominium Records of Travis County, Texas.
- (4) Volume 5259, Page 144, *et seq.* in the Condominium Records of Travis County, Texas.
- (5) Volume 5365, Page 2205, *et seq.* in the Condominium Records of Travis County, Texas.
- (6) Volume 6864, Page 1018, *et seq.* in the Condominium Records of Travis County, Texas.
- (7) Volume 8275, Page 158, *et seq.* in the Condominium Records of Travis County, Texas.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Cat Mountain Home Owners Association, Inc. 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 Property Transfer:

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

*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 7th day of November, 2024.

CAT MOUNTAIN HOME OWNERS
ASSOCIATION, INC.

By: Rio 25, L.L.C. dba ATX Association Management,
Managing Agent

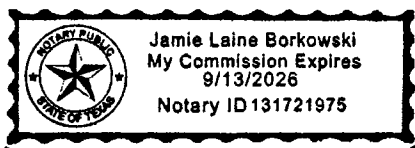
By: Carla Hitz

Printed: Carla Hitz

Its: President

THE STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 7 day of November, 2024, personally appeared Carla Hitz, as the President of Rio 25, L.L.C. dba ATX Association Management, Managing Agent for Cat Mountain Home Owners Association, Inc., 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.



A large, stylized handwritten signature in black ink, written over a horizontal line.

Notary Public in and for the State of Texas