

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Feb 07, 2024 11:27 AM Fee: \$41.00

**2024012950**

\*Electronically Recorded\*

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**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**HEATHERWILDE AT PFLUGERVILLE HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

The undersigned, being the Managing Agent for Heatherwilde at Pflugerville Homeowners 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 Heatherwilde at Pflugerville.
2. Name of Association: The name of the Association is Heatherwilde at Pflugerville Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Heatherwilde, Section Two (2), Phase One (1), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 199900190 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.
  - b. Heatherwilde, Section Two (2), Phase Two (2), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200000064 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.
  - c. Heatherwilde, Section Two (2), Phase Three (3), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200000209 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.
  - d. Heatherwilde, Section Four (4), Phase One (1), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 199900154 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.
  - e. Heatherwilde, Section Four (4), Phase Two (2), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 19990179 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.

- f. Heatherwilde, Section Four (4), Phase Three (3), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200000238 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.
- g. Heatherwilde, Section Four (4), Phase Four (4), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200100208 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps, if any.

4. Recording Data for the Declaration: \*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions Heatherwilde.
- (2) Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Heatherwilde.
- (3) Second Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Heatherwilde.
- (4) Third Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Heatherwilde.
- (5) Fourth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Heatherwilde.
- (6) Fifth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Heatherwilde.
- (7) Sixth Supplemental Declaration of Covenants, Conditions and Restrictions for Heatherwilde.
- (8) Seventh Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Heatherwilde.
- (9) Eighth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Heatherwilde.
- (10) Ninth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Heatherwilde.
- (11) Declaration of Annexation for Heatherwilde Section Two, Phase One.
- (12) Declaration of Annexation for Heatherwilde Section Two, Phase Two.
- (13) Declaration of Annexation for Heatherwilde Section Two, Phase Three.
- (14) Declaration of Annexation for Heatherwilde Section Four, Phase Two.
- (15) Declaration of Annexation for Heatherwilde Section Four, Phase Three.
- (16) Declaration of Annexation for Heatherwilde Section Four, Phase Four.

## b. Recording Information:

- (1) Travis County Clerk's File No. 1999080009.  
 Double click to edit is County Clerk's File No. 1999089271.  
 is County Clerk's File No. 1999101957.
- (4) Travis County Clerk's File No. 1999126813.  
 (5) Travis County Clerk's File No. 2000045225.  
 (6) Travis County Clerk's File No. 2000168240.  
 (7) Travis County Clerk's File No. 2000177603.  
 (8) Travis County Clerk's File No. 2000182461.  
 (9) Travis County Clerk's File No. 2000186105.  
 (10) Travis County Clerk's File No. 2001160863.  
 (11) Travis County Clerk's File No. 1999092979.  
 (12) Travis County Clerk's File No. 2000035573.  
 (13) Travis County Clerk's File No. 2000112962.  
 (14) Travis County Clerk's File No. 1999125514.  
 (15) Travis County Clerk's File No. 2000164417.  
 (16) Travis County Clerk's File No. 2001150792.

Name and Mailing Address of the Association: The name and mailing address of the Association is Heatherwilde at Pflugerville Homeowners Association, Inc. c/o The Management Trust, 1 Chisholm Trail, Suite 450, Round Rock, Texas 78681.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Katherine Taylor, Senior Community Association Manager, The Management Trust. Address: 1 Chisholm Trail, Suite 450, Round Rock, Texas 78681. Phone No.: 512.234.3320. Email Address: katherine.taylor@managementtrust.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://my.managementtrust.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	\$ 360.00
Transfer Fee	\$ 200.00

Executed on this 2 day of FEBRUARY, 2024.

**HEATHERWILDE AT PFLUGERVILLE  
HOMEOWNERS ASSOCIATION, INC.**

By: The Management Trust, Managing Agent

By: [Signature]

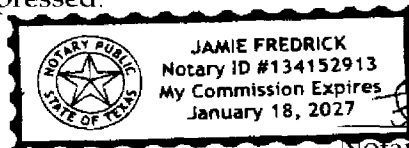
Printed: SEAN FRATES

Its: PRESIDENT

\*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.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Williamson   §

BEFORE ME, the undersigned notary public, on this 02 day of February, 2024 personally appeared Sean Frates, \_\_\_\_\_ President \_\_\_\_\_ of The Management Trust, Managing Agent for Heatherwilde at Pflugerville Homeowners 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.



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