

RECEIVED JUN 17 2024



2 pgs

2024052296

STATE OF TEXAS  
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR CASCADA HOMEOWNERS ASSOCIATION.

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

1. Legal name of owner's association: CASCADA HOMEOWNERS ASSOCIATION
2. Name of project or subdivision: CASCADA CONDOMINIUMS
3. The Subdivision Plat for Cascada Condominiums Lot 1 Block A, Menchaca Courtyard, according to the plat thereof is recorded under instrument #200500120, Official Public Records of Travis County.
4. Recording data for the declaration and any/all amendments: Document number 2005167716 and 201801047 in the Official Public Records of Travis County, Texas, as amended from time to time.
5. Contact information for association's managing agent:  
  
Name: Community Association Management  
Mailing address: PO Box 92649, Austin, TX 78709  
Phone number: 512-288-2376  
Email address: [jackb@camanagers.com](mailto:jackb@camanagers.com)
6. Association website: [www.cascadahoa.com](http://www.cascadahoa.com)
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale certificate fees and resale certificate update fees, pursuant to Texas Property Code §207.003, will not exceed \$375 (resale certificate) and \$75 (update). Other fees associated with property transfer are a transfer fee (\$250) and a statement fee (\$50).

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. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. The fee will not exceed \$125.

*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.*

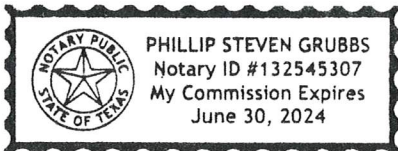
This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

CASCADA HOMEOWNERS ASSOCIATION

By Jack Baker  
Jack Baker, Association Manager

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 7th day of May, 2024  
by Jack Baker in the above stated capacity.



Phillip Steven Grubbs  
Notary Public Signature  
Phillip Steven Grubbs  
Printed Name of Notary Public

**RETURN**

CASCADA CONDOMINIUM OWNERS  
ASSOCI  
PO BOX 92649  
AUSTIN, TX 78709

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



Dyana Limon-Mercado  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**2024052296**

May 14, 2024 11:14 AM

Fee: \$29.00

CORTEZ