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OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 22, 2024 02:56 PM Fee: \$37.00

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CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
UNION PARK WEST CONDOMINIUM ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

The undersigned, being the President of Union Park West Condominium 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 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is Union Park West Condominiums.
2. Name of Association: The name of the Association is Union Park West Condominium Association, Inc.
3. Location of Condominium: The location of the condominium is 7205 Railway Smt Drive, Austin, Travis County, Texas.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Development Area Declaration of Condominium Regime for Union Park West Condominiums.
 - b. Recording Information:
 - (1) Travis County Clerk's File No. 2019122805.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Union Park West Condominium Association, Inc. c/o Cohere Life, 7604 Solari Drive, Austin, Texas 78744.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: c/o Cohere Life. Address: 7604 Solari Drive, Austin, Texas 78744. Phone No.: 512.641.3975 Ext. 111. Email Address: eastonpark@coherelife.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.eastonparkresidents.com or https://engage.goenumerate.com/.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Document Fee (Payable to Cohere)	\$ 150.00
Transfer Fee (Payable to Cohere)	\$ 75.00
Upfront Monthly Assessments Collected at Closing - 2 months	\$ 78.00
Transfer Fee - Declarant to Builder Per Lot OR Builder to Builder Per Lot	\$ 100.00
Third Party Disclosure Fee	\$ 50.00
Resale Rush Fee - 1 Business Day Rush	\$ 300.00 + Third-Party Fee
Resale Rush Fee - 3 Business Day Rush	\$ 150.00 + Third Party Fee
Resale Update Fee	\$ 50.00 + Third Party Fee
Lender Documentation Fee	\$ 100.00
Working Capital Fund [Declaration, Article 6, Section 6.10]	Upon the transfer of a Unit, a working capital fee in an amount equal to \$250.00 will be paid by the transferee of the Unit upon the conveyance of the Unit. Some exemptions apply.
Operational Fund Contribution [Declaration, Section 6.11]	Upon the transfer of a Unit, a fee equal to 1 month of Regular Assessments will be paid by the transferee of the Unit to the Association. For 2024, the Operational Fund Contribution is \$39.00. The Operational Fund Contribution will be collected upon the conveyance of the Unit from one Owner. For future years, the Operational Fund Contribution must be confirmed by the Association.

9. Other Information the Association Considers Important: None.

*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 22nd day of July, 2024.

UNION PARK WEST CONDOMINIUM
ASSOCIATION, INC.

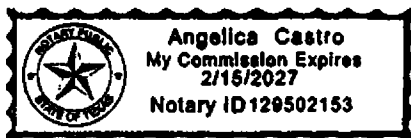
By: Ryan Sannenberg

Printed: Ryan

Its: President

THE STATE OF TEXAS §
COUNTY OF Travis §

BEFORE ME, the undersigned notary public, on this 22 day of July, 2024 personally appeared Ryan Sannenberg, President of Union Park West Condominium 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.



Angelica Castro
Notary Public in and for the State of Texas