

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 29, 2025 12:41 PM Fee: \$31.00

2025096410

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
Condominium Project, Canopy Condominium Community, Inc.

The undersigned Association gives notice that the management company named below has commenced management of the Association named below.

1. Name of the Condominium: Canopy Condominiums
2. Name of the owners association: Canopy Condominium Community, Inc.
3. Location of project: 3001 Del Curto Rd., Austin, Texas 78704
4. Declaration recording data: Document No. 2014081463 in the Official Public Records of Travis County Texas.
5. Managing agent:

Name: PS Property Management
Mailing address: P.O. Box 7079, Round Rock, Texas 78683
Phone number: 512-251-6122
Email address: info@psprop.net

6. Website: owner.psprop.net
7. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Condominium:

Resale Certificate:	\$375
Resale Certificate Update:	\$75
Resale Certificate 5-day Rush:	\$75
Resale Certificate 1-day Rush:	\$125
New Account Set-up:	\$265
Reserve Fund:	Amount equal to one quarterly assessment
Premium Lender Questionnaire:	\$309 Standard (custom + \$75), \$349 Rush (custom + \$115), \$374 Expedited (custom + \$140)
Limited Lender Questionnaire:	\$259 Standard (custom + \$75), \$299 Rush (custom + \$115), \$324 Expedited (custom + \$140)

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate (or if purchasing directly from the developer, Condominium Information Statement) and performing a comprehensive physical inspection of the unit and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the condominium community and to contact its governing Association. This certificate does not purport to identify every publicly recorded document affecting the condominium, or to report every piece of information pertinent to the condominium. 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 unit in the project. 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 newer management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Canopy Condominium Community, Inc.

By

Signature

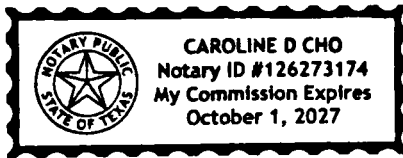
Title of officer signing

HOA Board Member

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on AUGUST 28, 2025,
2025 by JESSICA TONAHILL in the above stated capacity.



Notary signature

Notary Public for the State of

TEXAS

Printed name of notary

CAROLINE CHO

My commission expires

10/01/2027

After recording, please return to:

Niemann & Heyer LLP
1122 Colorado, Suite 313
Austin, TX 78701

/Volumes/File Server/CLIENTS/Canopy Condos/Mgmt Cert 8:25/Mgmt Cert 8-21-25.docx