

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jan 30, 2024 04:25 PM Fee: \$37.00

**2024010083**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**RETREAT AT HARRIS RIDGE CONDOMINIUM COMMUNITY, INC.**

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THE STATE OF TEXAS   §  
                                      §  
 COUNTY OF TRAVIS     §

The undersigned, being the President of Retreat at Harris Ridge Condominium Community, 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 Retreat at Harris Ridge Condominiums.
2. Name of Association: The name of the Association is Retreat at Harris Ridge Condominium Community, Inc.
3. Location of Condominium: The location of the condominium is 13815 Harris Ridge Blvd., Pflugerville, Travis County, Texas.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Condominium Regime for the Retreat at Harris Ridge Condominiums.
  - b. Recording Information:
    - (1) Travis County Clerk's File No. 2015186546.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Retreat at Harris Ridge Condominium Community, Inc. c/o FirstService Residential - Austin, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential - Austin, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735. Phone Number: 866.378.1099. Email Address: austin@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.fsresidential.com](http://www.fsresidential.com).

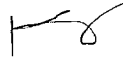
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

| Description  | Fee  |
|--|--|
| Resale Certificate                                       | \$ 375.00  |
| Updated Resale Certificate                               | \$ 75.00   |
| Transfer Fee   | \$ 340.00  |
| Refinance Fee  | \$ 100.00  |
| Welcome Packet Fee                                       | \$ 26.50   |
| Working Capital Fee [Declaration Article 6, Section 6.9] | Upon transfer of a Unit, a Working Capital Fee in an amount equal to 2 months of Regular Assessments will be paid from the transferee of the Unit to the Association. Some exemptions may apply. |

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium 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 1/26/2024 day of 1/26/2024, 2024.

**RETREAT AT HARRIS RIDGE CONDOMINIUM  
COMMUNITY, INC.**

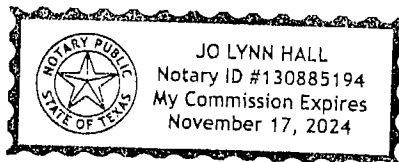
By: 

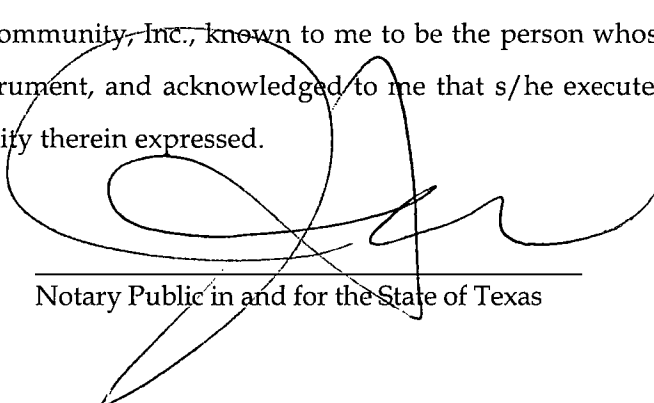
Printed: Kysha Martinez

Its: President

THE STATE OF TEXAS      §  
   §  
COUNTY OF TRAVIS      §

BEFORE ME, the undersigned notary public, on this 26 day of January, 2024  
personally appeared Kysha Martinez President of  
Retreat at Harris Ridge Condominium Community, 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.



  
Notary Public in and for the State of Texas