

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Sep 06, 2024 03:10 PM Fee: \$37.00

**2024099265**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**PEACOCK PRESERVE HOMEOWNERS ASSOCIATION, INC.****MANAGEMENT CERTIFICATE****STATE OF TEXAS**

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**COUNTY OF TRAVIS**

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This Management Certificate is filed by the Peacock Preserve Homeowners Association, Inc., a Texas nonprofit corporation, pursuant to Texas Property Code §209.004.

- 1. Name of Subdivision: Peacock Preserve**
- 2. Name of Association:** Peacock Preserve Homeowners Association, Inc., a Texas nonprofit corporation
- 3. Recording Data for the Subdivision Plat(s):** To obtain copies of a plat, please contact the Travis County Clerk. The following plat(s), as may be amended from time to time, include those tracts of real property currently annexed into the Preservation at Peacock subdivision.
  - (a) Peacock Preserve Final Plat, a subdivision located in Travis County, Texas, according to the map or plat recorded under Document No. 202400146, Official Public Records of Travis County, Texas.

**4. Recording Data for the Declaration and All Amendments:**

Name of Instrument: Declaration of Covenants, Conditions and Restrictions for Peacock Preserve

Recorded On: August 23, 2024, in Document No. 2024094046, of the Official Public Records of Travis County, Texas

Name of Instrument: Adoption of Working Capital Assessment for Peacock Preserve

Recorded On: September 5, 2024, in Document No. 2024098887, of the Official Public Records of Travis County, Texas

Name of Instrument: Community Manual for Peacock Preserve

Recorded On: September 6, 2024, in Document No. 2024099028, of the Official Public Records of Travis County, Texas

Name of Instrument: Design Guidelines for Peacock Preserve

Recorded On: September 6, 2024, in Document No. 2024099133, of the Official Public Records of Travis County, Texas

**5. Mailing Address of the Association and Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:**

Alliance Association Management  
4009 Banister Lane #300  
Austin, Texas 78704  
Phone No.: (512) 328-6100  
Email: ACHinfo@associa.us

**6. Association's Website Address Where the Subdivision's Restrictions are Posted:**

[www.townsq.io](http://www.townsq.io)

**7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):**

Working Capital Assessment	\$1,000.00 per Lot
New account setup fee establishing new Owner's account in the Association's records:	\$45
Resale Certificate:	\$340
Resale Certificate Update:	\$75
Transfer Fee:	\$220
Legacy Account Closure Fee:	\$220
Refinance Statement of Account:	\$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation:	\$175 for 1 day expedite \$125 for 3 day expedite

Prospective purchasers are advised to independently examine the Declaration of Covenants, Conditions and Restrictions, Bylaws, Design Guidelines and all other dedicatory instruments of the Subdivision and Association prior to purchase.

*[SIGNATURE PAGE TO FOLLOW]*

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE]

SIGNED this 28<sup>th</sup> day of March, 2024.

Peacock Preserve Homeowners Association, Inc.,  
a Texas nonprofit corporation

By:

[Signature], President  
Landon Marino, President

STATE OF TEXAS

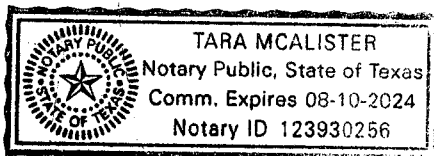
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COUNTY OF TRAVIS

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BEFORE ME, the undersigned authority, on this 28<sup>th</sup> day of March, 2024,  
personally appeared Landon Marino, as President of Peacock Preserve Homeowners Association,  
Inc., a Texas nonprofit corporation, on behalf of the said nonprofit corporation.



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

**AFTER RECORDING RETURN TO:**

McLean & Howard, LLP  
Attn: Leslie Keyser  
4301 Bull Creek Road, Suite 150  
Austin, Texas 78731