

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Aug 16, 2023 11:57 AM Fee: \$42.00

**2023093505**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**PARK EAST MASTER COMMUNITY, INC.****MANAGEMENT CERTIFICATE**

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the Association: Park East Master Community, Inc. a Texas nonprofit corporation.
2. The recording data for the subdivision: See **Exhibit A**.
3. Recording Data for the Declaration: See **Exhibit B**.
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Tracie Manriquez

Mailing Address: Park East Master Community, Inc. c/o PMP  
Management, 551 S IH 35, Suite 150, Round Rock Texas 78664

Phone Number: (512) 381-2919

Email Address: tmanriquez@pmpmanage.com

5. Website for Dedicatory Instruments: [www.parkeastowners.com](http://www.parkeastowners.com)
6. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00

Working Capital: \$500.00

Demand/Closing Statement/Required Statement: \$200.00

Documents Package: \$165.00

Financial Package: \$40.00

Minutes: \$40.00 for the respective year

Condominium Certification: \$200.00

Rush Fee: 48 hours \$75.00/24 Hours \$100.00

Transfer Fee: \$185.00

Resale Property Inspection Fee: \$150.00

**PARK EAST MASTER COMMUNITY, INC.**  
**MANAGEMENT CERTIFICATE**

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

Park East Master Community, Inc.

a Texas nonprofit corporation

By: Tracie Manriquez

Name: Tracie Manriquez

Title: Vice President of Community Management

STATE OF TEXAS

§

§

COUNTY OF Travis

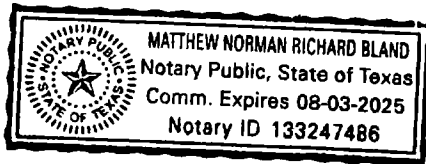
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This instrument was acknowledged before me on the 16th day of August, 2023 by Tracie Manriquez, Inc the Community Manager of Park East Master Community, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Matthew Norman Richard Bland

Notary Public Signature



PARK EAST MASTER COMMUNITY, INC.  
MANAGEMENT CERTIFICATE

**EXHIBIT A**

**Property:**

Lots 1-8, inclusive, Block 2; Lots 1-13, inclusive, Block 3; Lots 1-38, inclusive, Block 4; Lots 1-38, inclusive, Block 5; Lots 1-9, inclusive, Block 6; Lots 1-17, inclusive, Block 7, Amended Plat of Parkplace at Riverside, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 201500203 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

**Detached Neighborhood:**

Lots 2-8, inclusive, Block 2; Lots 1-13, inclusive, Block 3; Lots 1-38, inclusive, Block 4; Lots 1-38, inclusive, Block 5; Lots 1-9, inclusive, Block 6; Lots 1-17, inclusive, Block 7, Amended Plat of Parkplace at Riverside, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 201500203 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

**Attached Neighborhood:**

Lot 1, Block 2, Amended Plat of Parkplace at Riverside, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 201500203 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

**EXHIBIT B**

<b>Document</b>	<b>Travis County Clerk's File No.</b>
Master Declaration of Covenants, Conditions and Restrictions Park East	2016092416