



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

Nov 24, 2025 04:17 PM Fee: \$33.00

2025131618

Electronically Recorded

**MANAGEMENT CERTIFICATE
4101 MENCHACA CONDOMINIUM COMMUNITY, INC.**

The undersigned, being an officer of 4101 Menchaca Condominium Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: 4101 Menchaca Condominiums (the "**Condominium**").
2. The name of the Condominium association: 4101 Menchaca Condominium Community, Inc., a Texas nonprofit corporation (the "**Association**").
3. The location of the Condominium: 4101 Menchaca, Austin, Texas 78704.
4. The recording data for the declaration and amendments to the declaration: Declaration of Condominium Regime for 4101 Menchaca Condominiums, recorded as Document No. 2024141965 Official Public Records of Travis County, Texas, as amended by the instruments referenced in Attachment 1 attached hereto.
5. The mailing address of the Association: 4101 Menchaca Condominium Community, Inc., c/o Somerset Association, 1812 Centre Creek Dr. Suite 350, Austin, Texas 78754.
6. The name and mailing address of the person managing the association:
 - a. 4101 Menchaca Condominium Community, Inc., c/o Somerset Association, 1812 Centre Creek Dr., Suite 350, Austin, Texas 7874
Attn.: Somerset Association Management
Telephone : 512-347-3004
propertymanager@somersetassociations.com.
7. Website to access the Association's dedicatory instruments:
<https://4101Menchaca.sites.townsq.io>.
8. Amount and description of fees related to property transfer in the Condominium:
The Association fees are in the following amounts:

Working Capital Contribution - \$250.00

Reserve Contribution - \$500.00

Resale Certificate Fee - \$370.00

EXECUTED TO BE EFFECTIVE on the date this instrument is recorded in the Official Public Records of Travis County, Texas.

4101 MENCHACA CONDOMINIUM
COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Taylor Steed
Title: President

THE STATE OF TEXAS

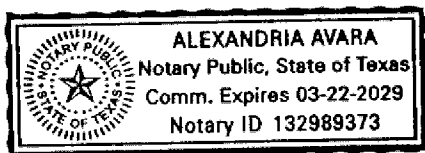
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COUNTY OF TRAVIS

This instrument was acknowledged before me on the 20 day of November,
20 25, by Taylor Steed, the President of 4101 Menchaca Condominium
Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701

ATTACHMENT 1

1. Declaration of Condominium Regime for 4101 Menchaca Condominiums, recorded as Document No. 2024141965 Official Public Records of Travis County, Texas.
2. 4101 Menchaca Community Manual, recorded as Document No. 2025131271, Official Public Records of Travis County, Texas.