

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



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

Sep 03, 2025 01:52 PM Fee: \$31.00

**2025097872**

\*Electronically Recorded\*

STATE OF TEXAS

COUNTY OF TRAVIS

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
for Condominium Project, Independence Park 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: Independence Park Condominiums
2. Name of the owners association: Independence Park Condominium Community, Inc.
3. Location of project: 6100 Menchaca Rd., Austin, Texas 78745
4. Declaration recording data: Document Nos. 2007059517, 2007083218, 2008004266, 2008057279, 2008110722, 2008156941, 2009021894, 2009077367, 2009077369, 2009104506, 2009106245, 2009133486, 2009144479, 2009203832, 2010001479, 2010068868, 2011002308, 2011048114, all of the Official Public Records, Travis County, Texas.
5. Name of managing agent: PS Property Management
6. Mailing address of managing agent: 1490 Rusk Road Unit 301, Round Rock, TX 78665
7. Managing Agent's telephone and email address: (512) 251 6112 info@psprop.net
8. Association website: owner.psprop.net
9. 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                             |
| Working Capital Fee:           | 2 months assessments <sup>1</sup> |
| Reserve Fee:                   | 1 month assessments <sup>2</sup>  |

**Premium Lender Questionnaire Bundle**

Includes: Articles of Incorporation, Balance Sheet, Budget, Bylaws, Certificate of Insurance, Policies and Procedures, Declaration/CC&Rs, Rules and Regulations.

Additional documents available: Reserve Report \$30

Standard – \$309 (optional Custom Questionnaire for additional \$75)

Rush – \$349 (optional Custom Questionnaire for additional \$115)

Expedited – \$374 (optional Custom Questionnaire for additional \$140)

**Limited Lender Questionnaire Bundle**

Includes: Budget, Certificate of Insurance.

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<sup>1</sup> Declaration section 6.9

<sup>2</sup> Declaration section 6.10

Additional documents available: Articles of Incorporation \$15, Balance Sheet \$10, Bylaws \$20, Policies and Procedures \$10, Declaration/CC&Rs \$30, Reserve Report \$30, Rules and Regulations \$25  
 Standard – \$259 (optional Custom Questionnaire for additional \$75)  
 Rush – \$299 (optional Custom Questionnaire for additional \$115)  
 Expedited – \$324 (optional Custom Questionnaire for additional \$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.

Independence Park Condominium Community, Inc.

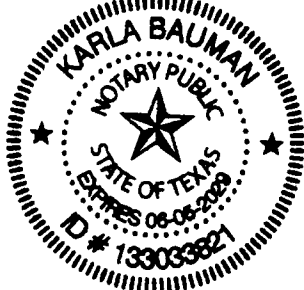
By Ann Buller  
 Signature

Title of officer signing Treasurer

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on September 2  
 2025 by Ann Buller in the above stated capacity.



Notary signature Karla Bauman

Notary Public for the State of Tx

Printed name of notary Karla Bauman

My commission expires 10/5/29

After recording, please return to:

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

/Volumes/File Server/CLIENTS/Independence Park Condos/Management Certificate /Management Certificate 2025 IndepPark .docx