



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Apr 07, 2025 04:04 PM Fee: \$33.00

2025036787

Electronically Recorded

THE STATE OF TEXAS
COUNTY OF TRAVIS

1313 Condominiums Owners' Association
Management Certificate

This Property Owners' Association Management Certificate is being recorded by 1313 Condominiums Owners' Association (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

Name of the Subdivision: 1313 Condominiums Owners' Association

Name of the Association: 1313 Condominiums

Subdivision Location: 1313 East 52nd Street, Austin, Texas 78723

Recording Data for the Subdivision:

Recording Data for the Declaration is: Recorded in Document No. 2018143552 in the Real Property Records of Travis County, Texas.

Other Information the Association Considers Appropriate:

First Amendment Declaration of the 1313 Condominiums recorded in Document No. 2018170678 in the Real Property Records of Travis County, Texas.

Name and Mailing Address of the Association:

1313 Condominiums Owners' Association
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative:

1313 Condominiums Owners' Association
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

Website Address of the Association:

<https://www.rowcal.com>

Property Transfer Fee(s) Charged by the Association:

Resale Certificate: \$450

Advanced Dues: Current monthly assessment rate 2x

Resale Certificate UPDATE (1-180 days): \$75

Transfer Fees: \$275

HomeWise Convenience Fee: \$9.95

HomeWise Process Fees: \$20-50

Resale Certificate RUSH: \$75-125

Other Information

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

ACKNOWLEDGEMENT

State of Texas

County of Travis

Signed this the 2nd day of April, 2025.

1313 Condominiums Owners' Association
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC

Name of Association or Person Managing Association

By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent

Printed Name and Title of the Above Person

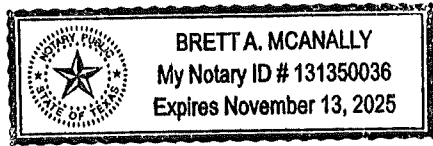
BEFORE ME, the undersigned notary public, on this the 2nd day of April, 2025.

Acknowledged this instrument was signed for the purposes and intent herein expressed.

Brett McAnally

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Brett McAnally



My Commission Expires 11/13/2025

After recording, return to the managing agent, RowCal Management:

1313 Condominiums Owners' Association
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442