

RECEIVED JUN 17 2024



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2024052254

STATE OF TEXAS

COUNTY OF TRAVIS

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR WEST HARBOUR MARINA CONDOMINIUM**

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owner's association: WEST HARBOUR MARINA PROPERTY OWNERS ASSOCIATION, INC.
2. Name of project or subdivision: WEST HARBOUR MARINA CONDOMINIUM
3. Lot 36E, Resubdivision of Lots 35E and 36E, Lake Shore Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201900172 of the Official Public Records of Travis County.
4. Recording data for the declaration and any/all amendments: Document number 2019177141, 2020122723, and 2021011233 in the Official Public Records of Travis County, Texas, as amended from time to time.
5. Contact information for association's managing agent:

Name: Community Association Management
Mailing address: PO Box 92649, Austin, TX 78709
Phone number: 512-288-2376
Email address: jackb@camanagers.com

6. Association website: www.westharbourmarinapoa.com
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale certificate fees and resale certificate update fees, pursuant to Texas Property Code §207.003, will not exceed \$375 (resale certificate) and \$75 (update). Other fees associated with property transfer are a transfer fee (\$250) and a statement fee (\$50).

Please plan **ahead when ordering a resale certificate or update**, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. The fee will not exceed \$125.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. 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 home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

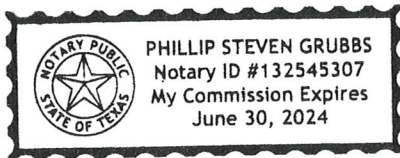
This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

WEST HARBOUR MARINA CONDOMINIUM

By *Jack Baker*
Jack Baker, Association Manager

THE STATE OF TEXAS §
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COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 8th day of MAY, 2024
by JACK BAKER in the above stated capacity.



Phillip Steven Grubbs
Notary Public Signature
Phillip Steven GRUBBS
Printed Name of Notary Public

RETURN

WEST HARBOUR MARINA POA
PO BOX 92649
AUSTIN, TX 78709



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

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

2024052254

May 14, 2024 10:24 AM

Fee: \$29.00

CORTEZ