

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 05, 2025 02:28 PM Fee: \$29.00

2025099194

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for Condominium Project, Eastwood at Riverside 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: Eastwood at Riverside Condominiums
2. Name of the owners association: Eastwood at Riverside Condominium Community, Inc.
3. Location of project: Off East Riverside Drive, Austin, Texas 78741: Montague St., Bertram Ct., Capulet St., Tybalt St., Lysander Ct., Cordelia Ct., Mowbray St., Trafton Ct., Bassett Ct.
4. Declaration recording data: Document Nos. 2014005106, 2017020002, and 2018118911, 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 month's assessments ¹
Reserve Fee:	1 month's assessments ²
Building LCE Contribution	2 month's assessments on transfer of Attached Unit ³

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.

¹ Declaration section 6.10

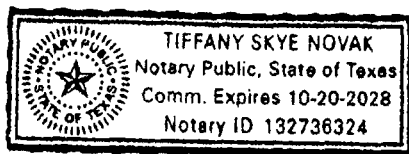
² Declaration section 6.12

³ Declaration section 6.11

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.



Eastwood at Riverside Condominium Community, Inc.

By

[Signature]
 Signature

Title of officer signing Board Member

STATE OF TEXAS

COUNTY OF Hays

This instrument was acknowledged before me on August 29
 2025 by John Trinder in the above stated capacity.

Notary signature

Tiffany Skye Novak

Notary Public for the State of

Texas

Printed name of notary

Tiffany Skye Novak

My commission expires

10/20/2028

After recording, please return to:

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

\\Volumes\\File Server\\CLIENTS\\Eastwood at Riverside\\Management Certificate \\Management Certificate 2025 Eastwood.docx