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OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 27, 2021 09:41 AM Fee: \$42.00

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**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
FOREST BLUFF RESIDENTIAL COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent for Forest Bluff Residential Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Forest Bluff.
2. Name of Association: The name of the Association is Forest Bluff Residential Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Forest Bluff Subdivision, Section One (1), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200300050 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Replat of Lots 2, 3, 4 and Block A of Forest Bluff Subdivision, Section One (1), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200500271 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Forest Bluff, Section Two (2), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200300055 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Forest Bluff, Section Three (3), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200400047 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Forest Bluff, Section Four (4), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200400332 as amended under Document No. 200800214 of the Plat

Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Forest Bluff, Section Five (5), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200600032 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
- g. 21.28 acres of land as described by metes and bounds on Exhibit "A" attached to the "Notice of Annexation and Addition of Land to Declaration of Covenants, Conditions and Restrictions forest Bluff" recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File No. 2004227529 (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Forest Bluff, Section 1 and Section 2.
- (2) Notice of Annexation and Addition of Land to Declaration of Covenants, Conditions and Restrictions Forest Bluff [Section 3].
- (3) Notice of Annexation and Addition of Land to Declaration of Covenants, Conditions and Restrictions Forest Bluff [Section 4].
- (4) Notice of Annexation and Addition of Land to Declaration of Covenants, Conditions and Restrictions Forest Bluff [Section 5].
- (5) Notice of Annexation and Addition of Land to Declaration of Covenants, Conditions and Restrictions Forest Bluff [Section 6].

b. Recording Information:

- (1) Travis County Clerk's File No. 2003119897.
- (2) Travis County Clerk's File No. 2004074535.
- (3) Travis County Clerk's File No. 2004072654.
- (4) Travis County Clerk's File No. 2004072655.
- (5) Travis County Clerk's File No. 2004227529.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Forest Bluff Residential Community Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
forbluff@ciramail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 15th day of December, 2021.

**FOREST BLUFF RESIDENTIAL
COMMUNITY ASSOCIATION, INC.**

By: RealManage, Managing Agent

By: 

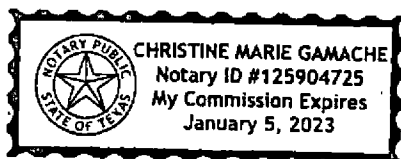
Printed: Elizabeth Ruiz de Velasco


Its: Community Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
 COUNTY OF Travis §

BEFORE ME, the undersigned notary public, on this 15th day of December 2021 personally appeared Elizabeth Ruiz, Manager for RealManage, Managing Agent for Forest Bluff Residential Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.




 Notary Public in and for the State of Texas