

MANAGEMENT CERTIFICATE
PFLUGERVILLE DOWNTOWN EAST COMMERCIAL COMMUNITY, INC.

The undersigned, being an officer of Pflugerville Downtown East Commercial Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Pflugerville Downtown East Condominiums (the “**Condominium**”).
2. The name of the condominium association: Pflugerville Downtown East Commercial Community, Inc., a Texas non-profit corporation (the “**Association**”).
3. The location of the condominium: [_____].
4. The recording data for the declaration: The Association is a Texas non-profit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Declaration of Condominium Regime for Pflugerville Downtown East Condominiums, recorded as Document No. _____, Official Public Records of Travis County, Texas, as amended from time to time by the instruments referenced in Attachment 1 attached hereto.
5. The mailing address of the association: Pflugerville Downtown East Commercial Community, Inc., [_____].
6. The name and mailing address of the person managing the association:

Name: : [_____]
Mailing Address: : [_____]
Attn: : [_____]
Telephone Number: : [_____]
Email Address: : [_____]
7. Website to access the Association’s dedicatory instruments: [_____].
8. Amount and description of fees related to property transfer in the Condominium:
The Association fees are in the following amounts:

Working Capital Contribution - \$[____.]
Transfer Fee – \$[____.]
Resale Certificate Fee - \$[____.]

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the ____ day of _____, 20__.

**PFLUGERVILLE DOWNTOWN EAST
COMMERCIAL COMMUNITY, INC.,** a Texas non-
profit corporation

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____,
20__, by _____ of Pflugerville Downtown East Commercial
Community, Inc., a Texas non-profit corporation, on behalf of said corporation.

[SEAL]

Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Preston A. Patten, Esq.
Winstead, PC
600 W. 5th Street, Suite 900
Austin, Texas 78701

ATTACHMENT 1

1. Declaration of Condominium Regime for Pflugerville Downtown East Condominiums, recorded as Document No. _____, Official Public Records of Travis County, Texas.
2. Pflugerville Downtown East Commercial Condominiums Community Manual, recorded as Document No. [_____] , Official Public Records of Travis County, Texas.