FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado, County Clerk
Travis County, Texas
Feb 26, 2026 10:37 AM Fee: $33.00
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CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
for
THE CAMBRIDGE CONDOMINIUMS COUNCIL OF OWNERS

STATE OF TEXAS §
COUNTY OF TRAVIS §

The undersigned, being the Board President (board position) of The Cambridge Condominiums Council of Owners, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of the Condominium: The name of the condominium is Cambridge Tower.

2. Name of the Association: The name of the Association is The Cambridge Condominiums Council of Owners.

3. Location of the Condominium: The condominium location is 1801 Lavaca Street Austin, TX 78701.

4. Recording Date for the Declaration*:The Association's Jurisdiction includes, but may not be limited to, the property subject to the Declaration of Condominiums recorded on or about June 26, 1989, Document No. 10965 pg. 1210; Official Public Records of Travis County, Texas, as amended from time to time, including (1) the Revised Declaration recorded on or about October 27, 2020 as Document No. 2020203869 (collectively, The Declaration).

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Cambridge Condominiums Council of Owners 1801 Lavaca Street Austin, TX 78701.

6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:
   WRMC
   6565 N. MacArthur Blvd #420
   Irving, TX 75039
   855.435.4596
   info4hoa@worthross.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.wrmcinc.com

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

Description	Fee
Resale Disclosure Package Fee	$375.00
Resale Certificate Update Fee	$75.00
Rush Fee (in addition to the Resale Disclosure Package Fee) 3 business days (Optional)	$450.00

Expedited Fee (in addition to the Resale Disclosure Package Fee) 1 business day (Optional)	$500.00
Transfer Fee	$375.00
Capital Contribution	3 Months Assessments

EXECUTED on this 25th day of February, 2026.

THE CAMBRIDGE CONDOMINIUMS COUNCIL OF OWNERS

By: _____

Printed: Mike Joyce

Its: Board President

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 25 day of February, 2026 personally appeared Mike Joyce (name), Board President (board position) of The Cambridge Condominiums Council of Owners, 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.

LARHONDA ANDREWS NOTARY PUBLIC STATE OF TEXAS ID. 134884376 EXP. 05-03-2028

_____
Notary Public in and for the State of Texas