

### **MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Rancho Sienna.
2. **Name of the Association:** Rancho Sienna Master Community, Inc., a Texas nonprofit corporation.
3. **Recording data for the Subdivision:**

All of that certain real property in Williamson County, Texas, made subject to that certain Rancho Sienna Amended and Restated Master Covenant, recorded under Document No. 2015046884 in the Official Public Records of Williamson County (the "Covenant").

4. **Recording data for the Declaration and Declaration amendments:**

The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

5. **Name and mailing address of the Association:** Rancho Sienna Master Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company  
PO Box 203310, Austin, TX  
855.289.6007  
[Info@goodwintx.com](mailto:Info@goodwintx.com)

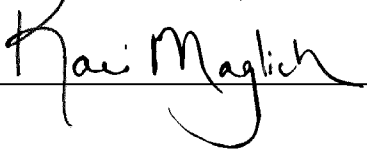
7. **Website address where all dedicatory instruments can be found:**

[www.myranchosienna.com](http://www.myranchosienna.com)

8. **Fees charged by Association related to a property transfer:**

Working Capital Assessment: \$300  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:  
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100  
Compliance Inspection Fee (optional): \$150  
Transfer: \$275

This management certificate is filed of record in Williamson County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



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**AFTER RECORDING RETURN TO:**

**Goodwin & Company  
PO Box 203310  
Austin, TX 78720-3310**

By: Kaci Maglich, Managing Agent for Rancho Sienna Master Community, Inc., Duly Authorized Agent  
Signed: March 28, 2024

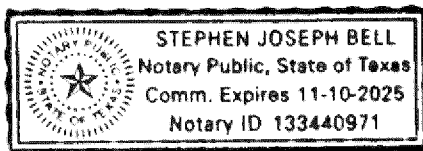
STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was signed before me on 03 / 28 / 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas



**EXHIBIT "A"****RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Rancho Sienna Amended and Restated Master Covenant, recorded as Document No. 2015046884, Official Public Records of Williamson County, Texas.
2. Rancho Sienna [Section 5A] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded, as Document No. 2014022272, Official Public Records of Williamson County, Texas.
3. Rancho Sienna [Section 5B] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014035525, Official Public Records of Williamson County, Texas.
4. Rancho Sienna Designation of Property as Master Community Facilities [10.102 Acres, Abstract No. 5], recorded as Document No. 2014054479, Official Public Records of Williamson County, Texas.
5. Rancho Sienna [Section 3] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078533, Official Public Records of Williamson County, Texas.
6. Rancho Sienna [Section 7] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078527, Official Public Records of Williamson County, Texas.
7. Rancho Sienna [Section 9] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078534, Official Public Records of Williamson County, Texas.
8. Rancho Sienna Adoption of Working Capital Assessment, recorded as Document No. 2014098106, Official Public Records of Williamson County, Texas.
9. Rancho Sienna [Section 8] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014099828, Official Public Records of Williamson County, Texas.
10. Rancho Sienna [Section 8] Amendment to Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014103987, Official Public Records of Williamson County, Texas.
11. Rancho Sienna [Section 6] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014103334, Official Public Records of Williamson County, Texas.
12. Notice of Declarant Designee as Rancho Sienna Reviewer, recorded as Document No. 2015042236, Official Public Records of Williamson County, Texas.
13. Notice of Easement Designation for Subdivision Entry Facilities, Fencing and Landscaping as Rancho Sienna Reviewer, recorded as Document No. 2015042239, Official Public Records of Williamson County, Texas.
14. Amendment to the Declaration of Residential Restrictions, recorded as Document No. 2015084251, Official Public Records of Williamson County, Texas.

15. Rancho Sienna [Section 4, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded, as Document No. 2015109611, Official Public Records of Williamson County, Texas.
16. Rancho Sienna [Section 14, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2015109612, Official Public Records of Williamson County, Texas.
17. Rancho Sienna [Section 15] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2015109613, Official Public Records of Williamson County, Texas.
18. Rancho Sienna Second Amended and Restated Notice of Service Area [Service Area No. 8], recorded as Document No. 2016084391, Official Public Records of Williamson County, Texas.
19. Rancho Sienna [Section 4, Phase 2] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2016088293, Official Public Records of Williamson County, Texas.
20. Rancho Sienna [Section 11, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2016088294, Official Public Records of Williamson County, Texas.
21. Second Amendment to the Declaration of Residential Restrictions, recorded as Document No. 2017011648, Official Public Records of Williamson County, Texas.
22. Rancho Sienna [Section 11, Phase 2] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092679, Official Public Records of Williamson County, Texas.
23. Rancho Sienna [Section 18B] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092671, Official Public Records of Williamson County, Texas.
24. Rancho Sienna [Section 16] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092661, Official Public Records of Williamson County, Texas.
25. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Section 17], recorded as Document No. 2018026525, Official Public Records of Williamson County, Texas.
26. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Sections 14, Phase 2], recorded as Document No. 2018047772, Official Public Records of Williamson County, Texas.
27. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Sections 11, Phase 3], recorded as Document No. 2018054537, Official Public Records of Williamson County, Texas.
28. Notice of Applicability [Residential], recorded as Document No. 2018078096, Official Public Records of Williamson County, Texas.
29. Non-Material Correction to Notice of Applicability [Residential], recorded as Document No. 2018081537, Official Public Records of Williamson County, Texas.

30. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration (Residential) [Sections 13A and 13B], recorded as Document No. 2019012298, Official Public Records of Williamson County, Texas.
31. Rancho Sienna Amended and Restated Community Manual, recorded as Document No. 2019021659, Official Public Records of Williamson County, Texas.
32. Second Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2019021911, Official Public Records of Williamson County, Texas.
33. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration (Residential) [Sections 18A], recorded as Document No. 2019030303, Official Public Records of Williamson County, Texas.
34. First Amendment to Notice of Applicability [Residential] [Section 19A], recorded as Document No. 2019097122, Official Public Records of Williamson County, Texas.
35. Rancho Sienna Notice of Applicability, recorded as Document No. 2019123690, Official Public Records, Williamson County, Texas.
36. Rancho Sienna Notice of Applicability [Section 12A, Phase 2], recorded as Document No. 2019123690, Official Public Records, Williamson County, Texas.
37. Rancho Sienna Notice of Applicability [Section 12B], recorded as Document No. 2020013860, Official Public Records, Williamson County, Texas.
38. Rancho Sienna - First Supplement to Amended and Restated Community Manual, recorded as Document No. 2021139383, Official Public Records of Williamson County, Texas.
39. Amended and Restated Development Area Declaration [Residential], recorded as Document no. 2022046206, Official Public Records, Williamson County, Texas.
40. Second Amendment to Amended and Restated Master Covenant, recorded as Document no. 2022046204, Official Public Records, Williamson County, Texas.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024024702**

Pages: 6 Fee: \$45.00

04/01/2024 08:40 AM

AFAULKNER



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas