

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
EASTERN WELLS RESIDENTIAL COMMUNITY, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent for Eastern Wells Residential Community, 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 Eastern Wells.
2. Name of Association: The name of the Association is Eastern Wells Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a. Eastern Wells, Phase I, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022119577 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Eastern Wells.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions.
 - b. Recording Information:
 - (1) Williamson County Clerk's File No. 2022121567.
 - (2) Williamson County Clerk's File No. 2024002197.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Eastern Wells Residential Community, Inc. c/o The Management Trust, 1 Chisholm Trail, Suite 450, Round Rock, Texas 78681.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Katherine Taylor,

Senior Community Association Manager, The Management Trust. Address: 1 Chisholm Trail, Suite 450, Round Rock, Texas 78681. Phone No.: 512.234.3320. Email Address: katherine.taylor@managementtrust.com.

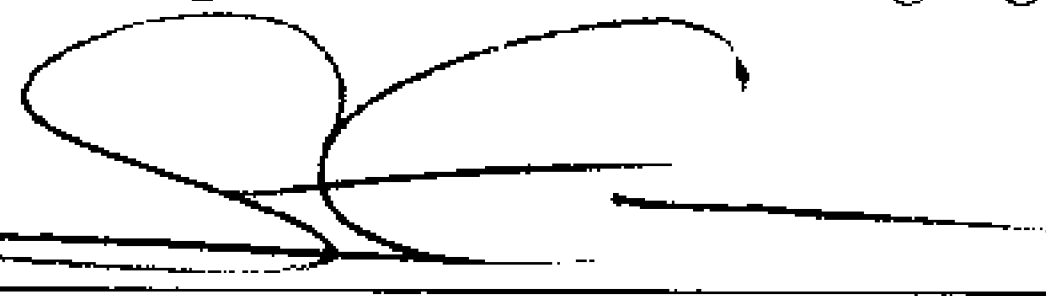
7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://my.managementtrust.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 360.00
Transfer Fee	\$ 200.00
Initial Contribution [Declaration Article IV, Section 4.10]	The first Owner (other than Declarant or a Builder) and each subsequent Owner (see Declaration for more detail) who purchases a Lot will pay a one-time Initial Contribution to the Association in an amount equal to \$200.00, which amount is due upon the transfer of title to the Lot. Some exemptions apply.

Executed on this 13 day of FEBRUARY, 2024.

**EASTERN WELLS RESIDENTIAL
COMMUNITY, INC.**

By: The Management Trust, Managing Agent

By: 

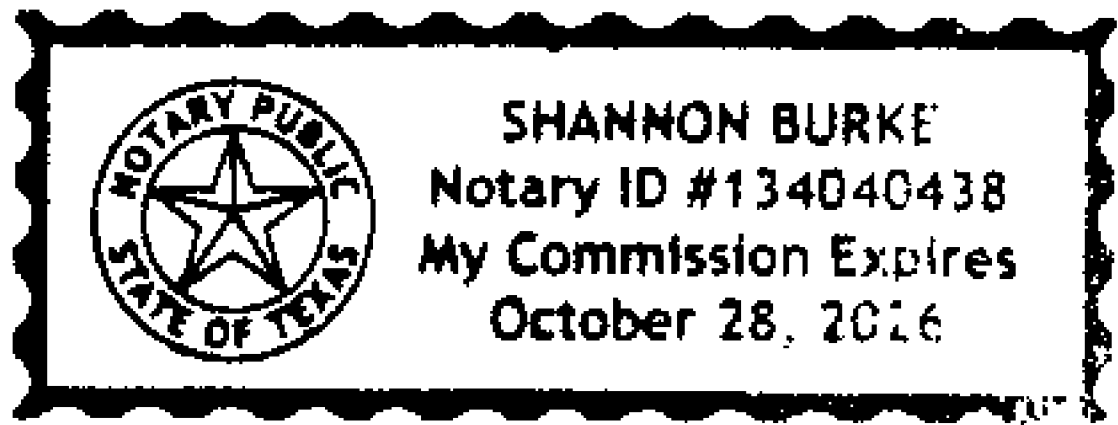
Printed: SEAN FRATES

Its: DIVISION PRESIDENT

*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 Williamson §

BEFORE ME, the undersigned notary public, on this 13 day of Feb, 2024 personally appeared Mr. Frates, Division President for The Management Trust, Managing Agent for Eastern Wells Residential Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Shannon Burke
Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024011654

Pages: 4 Fee: \$33.00

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas