

**MANAGEMENT CERTIFICATE  
OF  
NOVEN RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Noven Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Lone Star Landing Subdivision.
2. The name of the Association: Noven Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Williamson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Noven, recorded in Document No. 2026080634, Official Public Records of Williamson County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Noven Residential Community, Inc., c/o The Management Trust, 9111 Jollyville Road, Suite 275, Austin, TX 78759, Attn.: Sean Frates.
6. The name, mailing address, telephone number, and email address of the person managing the Association:  

Name: Noven Residential Community, Inc.,  
c/o The Management Trust

Mailing Address: 9111 Jollyville Road, Suite 275  
Austin, TX 78759

Attn: Sean Frates

Telephone Number: 512-234-3320

Email Address: [sean.frates@managementtrust.com](mailto:sean.frates@managementtrust.com)
7. Website to access the Association's dedicatory instruments:  
<https://my.managementtrust.com/>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$150.00

Transfer Fee - \$165.00

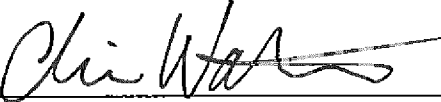
Resale Certificate Fee - \$360.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this Management Certificate is Recorded.

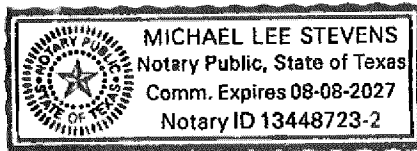
**NOVEN RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By:   
Printed Name: Chris Watson  
Title: President

STATE OF TEXAS           §  
                                          §  
COUNTY OF Williamson   §

This instrument was acknowledged before me on the 24 day of September, 2024, by Chris Watson, President of NOVEN RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, TX 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Noven, recorded in Document No. 2026080634, Official Public Records of Williamson County, Texas.
2. Noven Community Manual, recorded in Document No. 2026080681, Official Public Records of Williamson County, Texas.
3. Noven Adoption of Working Capital Assessment, recorded in Document No. 2026080665, Official Public Records of Williamson County, Texas.

ATTACHMENT 1

NOVEN RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2026080740**

Pages: 5 Fee: \$37.00

09/24/2026 04:09 PM

OSALINAS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas