

**MANAGEMENT CERTIFICATE FOR  
OWNERS ASSOCIATION OF WOLF RANCH RESIDENTIAL COMMUNITY INC.  
WILLIAMSON COUNTY**

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

1. **Name of Subdivision:** Wolf Ranch
2. **Name of Association:** Owners Association of Wolf Ranch Residential Community Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Owners Association of Wolf Ranch Residential Community Inc., 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735.
6. **The Association's designated representative is:** FirstService Residential Austin, LLC, 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735; 512-266-6771 Office; Email: [Austin@fsresidential.com](mailto:Austin@fsresidential.com) Community Website: <https://wolfranch.connectresident.com>
7. **Transfer Fee:** Transfer Fee & Resale Disclosure Package: There is a transfer fee in the amount of \$350.00 and a \$500 reserve fund fee, and resale disclosure package fee in the amount of \$375.00 collected at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Owners Association of Wolf Ranch Residential Community Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

OWNERS ASSOCIATION OF WOLF RANCH RESIDENTIAL COMMUNITY INC.

By: \_\_\_\_\_

Print Name: Gerry Poe

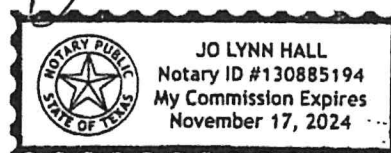
Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged and signed before me on this the 1 day of September 2021 by Gerry Poe, the Managing Agent of the Owners Association of Wolf Ranch Residential Community Inc., on behalf of the Association.

\_\_\_\_\_  
Notary Public – State of Texas

**After Recording Return To:**  
FirstService Residential Austin, LLC  
5316 W US HWY 290 Service Road, Ste 100  
Austin, TX 78735



## EXHIBIT "A"

**Owners Association of Wolf Ranch Residential Community Inc.**, a subdivision located in Williamson County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Owners Association of Wolf Ranch Residential Community Inc., which sections were originally encumbered by dedicatory instruments filed of record in Williamson County, Texas as follows:

Recording Date	Filed Document	Recording Information
12/11/2017	Dedicatory Instrument Manual	2017113189
11/16/2016	Residential Community Manual	2016107822
11/23/2015	CCR's	2015102163
12/11/2017	Owners Association Manual (R&R)	2017113189
11/16/2016	Owners Association Manual (Board)	2016107822
11/16/2016	Owners Association Manual (Arch Guidelines)	2016107822
11/16/2016	Owners Association Manual (Assessment Policy)	2016107822
11/16/2016	Owners Association Manual (Bylaws)	2016107822
11/16/2016	Owners Association Manual (Record Policy)	2016107822
09/13/2016	Wolf Ranch West Address Plat Sect. 1 Pt 1	2016085214
09/13/2016	Wolf Ranch West Address Plat Sect. 1 Pt 2	2016085272
09/13/2016	Wolf Ranch West Address Plat Sect. 1 Pt 3	2016085463
09/13/2016	Wolf Ranch West Address Plat Sect. 1A Pt 3b	2016085463
06/14/2018	Wolf Ranch West Address Plat Sect. 2 Pt 2A	2018051828
06/14/2018	Wolf Ranch West Address Plat Sect. 2 Pt 2B	2018051828
07/18/2016	Wolf Ranch west Address Plat Sect. 1B	2016064444
06/15/2018	Wolf Ranch West Address Plat Sect. 2 Ph1	2018051990
06/14/2018	Wolf Ranch West Address Plat Sect 2. Ph 2	2018051828
03/19/2020	Wolf Ranch West Address Plat Sect. 3 Ph 1	2020028220
11/26/2019	Wolf Ranch West Address Plat Sect. 4B Ph2	2019114626
08/03/2020	Wolf Ranch West Address Plat Sect. 6 Ph 1	2020088052
06/17/2021	Wolf Ranch West Address Plat Sect. 6 Ph 3	2021090104
06/17/2021	Wolf Ranch West Address Plat Sect. 6 Ph 4	2021090266
04/24/2020	Wolf Ranch West Address Plat Sect. 4A	2020041451
08/14/2019	Wolf Ranch West Address Plat Sect 4A Pt 1-3	2019075393

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2021178795

PMC Fee: \$30.00  
11/23/2021 10:34 AM OSALINAS



*Nancy E. Rister*  
Nancy E. Rister, County Clerk  
Williamson County, Texas

First Service Residential  
5316 W US Hwy 290 Service Road  
Ste 100  
Austin TX 78735