

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
AVERY RANCH OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent of Avery Ranch Owners Association, Inc. Association, 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 names of the subdivision is Avery Ranch.
2. Name of Association: The name of the Association is Avery Ranch Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Avery Ranch West, Phase One, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2000060452 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Avery Ranch East, Phase One, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2001016806 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Avery Ranch East, Phase Two, Section One, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2004022299 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Avery Ranch East, Phase Two, Section Two, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2004022027 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Avery Ranch East, Phase Two Section Three, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2005025535 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Avery Ranch East, Phase Two Section Four, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2005025163 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Avery Ranch East, Phase Two Section Five, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2005024214 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Avery Ranch West, Phase II, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2001027523 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Avery West III, a Subdivision of a Portion of Avery West II, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2004041760 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Avery Ranch North PUD Section One, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2001071768 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Avery Ranch North PUD, Section Two, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2001071884 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- l. The Reserve at Avery Ranch, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2002005178 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- m. The Reserve at Avery Ranch III, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2006021918 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Avery Ranch Commercial Southeast, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2002006755 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

- o. Avery Ranch Commercial Northeast, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2002030089 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Avery Ranch Commercial Northeast II, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2003023888 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Avery Ranch Commercial Northeast III, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2006082595 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Avery Ranch Commercial Northeast IV, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2008088768 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Avery Ranch Commercial Southwest, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2006072772 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Avery Ranch Commercial Southwest II, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2008062716 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Avery Ranch Commercial Far West, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2008066799 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Avery Ranch Far West Phase One, Section One, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2002047484 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- w. Avery Ranch Far West Phase One, Section Two, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2002053684 of the Plat Records of

Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

- x. Avery Ranch Far West Phase One Section Three, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2003025305 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Avery Ranch Far West Phase One Section Four, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2003025041 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- z. Avery Ranch Far West Phase One, Section Five, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2005006779 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- aa. Avery Ranch Far West Phase One, Section Six, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2005047383 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- bb. Avery Ranch Far West Phase Two, Section One, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2006069135 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- cc. Avery Ranch Far West Pahse [sic] Two, Section One, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2006069238 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- dd. Avery Ranch Far West, Phase Two, Section Three, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2007035454 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- ee. Avery Ranch Far West, Phase Two, Section Four, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2007065831 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

- ff. Avery Ranch Far West, Phase Three, Section One, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2010002251 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- gg. Avery Ranch Far West, Phase Three, Section Two, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2010055115 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- hh. Avery Ranch Far West, Phase Three, Section Three, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2012008956 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- ii. Avery Ranch Far West, Phase Three, Section Four, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2012009019 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- jj. Avery Ranch Far West, Phase Three, Section Five, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2012009019 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- kk. Avery Ranch Far West, Phase Three, Section Five-A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2013099708 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- ll. Avery Ranch Far West, Phase Three, Section Six, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2014095471 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- mm. Avery Ranch Far West, Phase Three, Section Six-A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2014092484 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- nn. Avery Ranch Far West, Phase Three, Section Seven-A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2015041304 of the Plat Records of

Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

- oo. Avery Ranch Far West, Phase Three, Section Seven, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2015041912 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- pp. Avery Ranch Far West, Wyola Bend Addition, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2011035306 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- qq. Avery Ranch Far West, Turkey Hollow Trail Addition, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2012020290 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- rr. Avery Ranch PUD Garden Homes, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2002084032 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- ss. Avery Brookside, Phase One, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2003011289 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- tt. Avery South Section Two Block H, Lots 1 and 2, Block M, Lots 28, 29, 30 and 31, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2003115174 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- uu. Avery Ranch East Parkside, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2005043202 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- vv. Avery Ranch Water Tower Subdivision, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2008019232 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) Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions Avery Ranch.
- (2) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of a Water Quality Pond for Avery Ranch West, Phase One Subdivision.
- (3) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Easements for The Golf Club at Avery Ranch.
- (4) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Easements for The Golf Club at Avery Ranch.
- (5) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Easements for The Golf Club at Avery Ranch.
- (6) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Easements for The Golf Club at Avery Ranch.
- (7) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Easements for The Golf Club at Avery Ranch.
- (8) Amendment of Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Easements for The Golf Club at Avery Ranch.
- (9) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Easements.
- (10) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Easements for Avery Ranch Estates Subdivision.
- (11) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Easements for Avery Ranch Estates Subdivision.
- (12) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of a Water Quality Pond for Avery Ranch Morrison Subdivision.
- (13) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of a Water Quality Pond for Avery Ranch Morrison Subdivision.

- (14) Declaration of Easements and Restrictive Covenants regarding the Building Setback Easements for Avery Ranch North 1 Wet Pond.
- (15) Declaration of Easements and Restrictive Covenants regarding the Building Setback Easements for Avery Ranch North 4 Wet Pond.
- (16) Subordinate Declaration of Covenants, Conditions, and Restrictions for Morningside Section of Avery Ranch.
- (17) Subordinate Declaration of Covenants, Conditions, and Restrictions for Morningside Section Two of Avery Ranch.
- (18) Subordinate Declaration of Covenants, Conditions, and Restrictions for Champions Section of Avery Ranch.
- (19) First Amendment to Subordinate Declaration of Covenants, Conditions, and Restrictions for Champions Section of Avery Ranch.
- (20) Subordinate Declaration of Covenants, Conditions, and Restrictions for Brookside Section of Avery Ranch.
- (21) Subordinate Declaration of Covenants, Conditions, and Restrictions for Brookside, Phase One of Avery Ranch.
- (22) Subordinate Declaration of Covenants, Conditions, and Restrictions for Creekside Section of Avery Ranch.
- (23) Subordinate Declaration of Covenants, Conditions, and Restrictions Avery Ranch. (Avery Ranch East)
- (24) First Amendment to Subordinate Declaration of Covenants, Conditions, and Restrictions for Avery Ranch. (Avery Ranch East)
- (25) Notice of Annexation/Addition to Declaration of Covenants, Conditions and Restrictions Avery Ranch.
- (26) Notice of Annexation/Addition to Declaration of Covenants, Conditions, and Restrictions Avery Ranch.
- (27) Notice of Annexation/Addition to Declaration of Covenants, Conditions, and Restrictions Avery Ranch.
- (28) Subordinate Declaration of Covenants, Conditions, and Restrictions Avery Ranch. (Avery Ranch West)
- (29) Exemption and Withdrawal of Property from the Subordinate Declaration of Covenants, Conditions, and Restrictions for Avery Ranch.
- (30) Subordinate Declaration of Covenants, Conditions, and Restrictions for Enclave Section of Avery Ranch.

- (31) First Amendment to Subordinate Declaration of Covenants, Conditions, and Restrictions for Enclave Section of Avery Ranch.
- (32) Subordinate Declaration of Covenants, Conditions, and Restrictions for Parkside, Phase One of Avery Ranch.
- (33) First Amendment to Subordinate Declaration of Covenants, Conditions, and Restrictions for Parkside, Phase One Section of Avery Ranch.
- (34) Subordinate Declaration of Covenants, Conditions, and Restrictions for The Reserve Section of Avery Ranch.
- (35) Declaration of Covenants, Conditions, and Restrictions Northwoods at Avery Ranch.
- (36) Second Amended and Restated Subordinate Declaration of Covenants, Conditions, and Restrictions for The Plaza Townhomes at Avery Ranch.
- (37) Declaration of Condominium Regime for Avery Ranch West Condominiums.
- (38) Restrictive Covenants and Conditions with Reciprocal Easements and Declarations for Lots 2, 3, 4, and 5 of Avery West II.
- (39) Amended and Restated Restrictive Covenants and Conditions with Reciprocal Easements and Declarations for Lots 1, 2, 3, 4, and 5 of Avery West III.
- (40) Restrictive Covenants and Conditions with Reciprocal Easements and Declarations for Lots 1, 2, 3, and 4, Block A, of Avery Ranch Commercial Southwest and Lots 1 and 2, Block A of Avery Church Subdivision.
- (41) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Five Water Quality Ponds and Other Easements for Avery Ranch Boulevard.
- (42) Amendment of Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Five Water Quality Ponds and Other Easements for Avery Ranch Boulevard.
- (43) Declaration of Easements and Restrictive Covenants Regarding Unified Development and Maintenance of Drainage Facilities.
- (44) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities.
- (45) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities.

- (46) Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities for Avery South Townhomes.
- (47) Restrictive Covenant.
- (48) Restrictive Covenant and Access Agreement.
- (49) Restrictive Covenants and Conditions with Reciprocal Easements and Agreements for Avery Ranch Commercial Northeast.
- (50) Declaration of Use Restrictions [Avery North].

b. Recording Information:

- (1) Williamson County Clerk's File No. 2006051255.
- (2) Williamson County Clerk's File No. 2000055302.
- (3) Williamson County Clerk's File No. 2000066813.
- (4) Williamson County Clerk's File No. 2000066814.
- (5) Williamson County Clerk's File No. 2000066815.
- (6) Williamson County Clerk's File No. 2000066816.
- (7) Williamson County Clerk's File No. 2001020244.
- (8) Williamson County Clerk's File No. 2005032739.
- (9) Williamson County Clerk's File No. 2005032740.
- (10) Williamson County Clerk's File No. 2001020245.
- (11) Williamson County Clerk's File No. 2001020246.
- (12) Williamson County Clerk's File No. 2001044210.
- (13) Williamson County Clerk's File No. 2001044211.
- (14) Williamson County Clerk's File No. 2001044212.
- (15) Williamson County Clerk's File No. 2002003255.
- (16) Williamson County Clerk's File No. 2001090528.
- (17) Williamson County Clerk's File No. 2004058059.
- (18) Williamson County Clerk's File No. 2001090529.
- (19) Williamson County Clerk's File No. 2002002638.
- (20) Williamson County Clerk's File No. 2002038630.
- (21) Williamson County Clerk's File No. 2003107964.
- (22) Williamson County Clerk's File No. 2002002916.
- (23) Williamson County Clerk's File No. 2002007867.

- (24) Williamson County Clerk's File No. 2003000663.
- (25) Williamson County Clerk's File No. 2002008290.
- (26) Williamson County Clerk's File No. 2004066053.
- (27) Williamson County Clerk's File No. 2004066054.
- (28) Williamson County Clerk's File No. 2001021141.
- (29) Williamson County Clerk's File No. 2003000664.
- (30) Williamson County Clerk's File No. 2003032586.
- (31) Williamson County Clerk's File No. 2003091699.
- (32) Williamson County Clerk's File No. 2004057056.
- (33) Williamson County Clerk's File No. 2004073322.
- (34) Williamson County Clerk's File No. 2004060447.
- (35) Williamson County Clerk's File No. 2011031122.
- (36) Williamson County Clerk's File No. 2006012451.
- (37) Williamson County Clerk's File No. 2006109729.
- (38) Williamson County Clerk's File No. 2003113070.
- (39) Williamson County Clerk's File No. 2005029950.
- (40) Williamson County Clerk's File No. 2006105188.
- (41) Williamson County Clerk's File No. 2001020838.
- (42) Williamson County Clerk's File No. 2005032738.
- (43) Williamson County Clerk's File No. 2007032639.
- (44) Williamson County Clerk's File No. 2005034929.
- (45) Williamson County Clerk's File No. 2002099963.
- (46) Williamson County Clerk's File No. 2007055522.
- (47) Williamson County Clerk's File No. 2000030585.
- (48) Williamson County Clerk's File No. 2006009042.
- (49) Williamson County Clerk's File No. 2003032769.
- (50) Williamson County Clerk's File No. 2013116363.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Avery Ranch Owners Association, Inc. c/o GrandManors, a division of RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative: The name and mailing address of the designated representative of the Association is:

GrandManors Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
AVERYR@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.
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	\$ 310.00
Conveyance Fee	\$ 325.00
Statement of Account Fee	\$ 250.00
Conveyance Document Fee (Association)	\$ 310.00
Document Rush Fee	\$ 200.00
Working Capital Fee	One year's annual assessment

Resale certificates are requested via the GrandManors Closing Portal at www.ciranet.com/closingportal.

Executed on this 8th day of September, 2021.

AVERY RANCH OWNERS ASSOCIATION, INC.

By: GrandManors,
Managing Agent

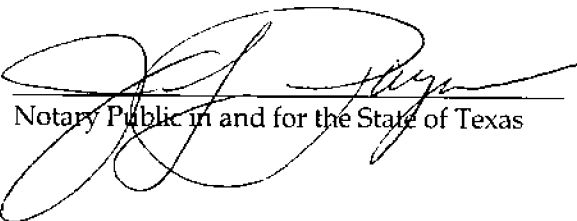
By: Jodie Walker
Printed: Jodie Walker
Its: General Manager

*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 8 day of September, 2021 personally appeared Jodie Walker, Community Manager of GrandManors, a division of RealManage, Managing Agent for Avery Ranch Owners Association, Inc., 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.




 Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021138227

Pages: 14 Fee: \$69.00

09/10/2021 11:56 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas