

STATE OF TEXAS
COUNTY OF WILLIAMSON

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
For
NOVAK PRESERVE COMMUNITY ASSOCIATION, INC.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Novak Preserve Community Association, Inc.
2. Name of project or subdivision: Novak Preserve
3. Recording data for subdivision (Plat recording information for land subject to the deed restrictions): See Exhibit A.
4. Recording data for the declaration and any/all amendments: See Exhibit A.
5. Contact information for association's managing agent:

Name: Ascension PM LLC
Mailing address: P.O. Box 310, Rogers, Texas 76569
Phone number: 512-255-1671
Email address: admin@ascensionpm.com

6. Association website: www.novakpreserve.com
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale certificate fees and resale certificate update fees will not exceed \$375 (resale certificate) and \$75 (update). Other fees associated with the transfer of a lot include a transfer fee equal to \$800.

Please plan ahead when ordering a resale certificate or update, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. The fee will not exceed \$125.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Novak Preserve Community Association, Inc.

By Printed name Kristen Woolstrum

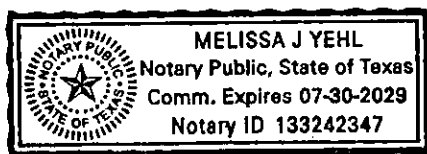
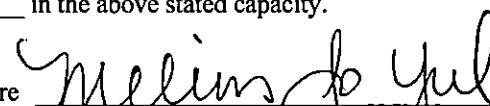
Title: Managing agent

Date Aug 21, 2025

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on August 21
2025 by Kristen Woolstrum in the above stated capacity.

Notary signature Notary Public for the State of TexasPrinted name of notary Melissa Jo YehlMy commission expires 07-30-2029

After recording, please return to:

Ascension PM, LLC
P.O. Box 310
Rogers, TX 76569

Exhibit A:

NOVAK PRESERVE

1. The following Declaration of Covenants, Conditions, and Restrictions recorded in, **Inst. 2017018497**, Official Public Records **Williamson County, Texas**.
2. Notice of Dedicatory Instruments recorded in, **Inst. 2016110688, 2017018755, 2018005281, 2018008151, 2021143200**, Official Public Records **Williamson County, Texas**.

⑧ Ascension PM LLC
E PO Box 310
Rogers, TX 76569

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2025070630

Fee: \$33.00
09/08/2025 09:15 AM

VDONNELLY



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