

MADSEN RANCH HOMEOWNERS COMMUNITY, INC.

MANAGEMENT CERTIFICATE

The undersigned, being an officer of 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: Madsen Ranch
2. The name of the Association: Madsen Ranch Homeowners Community, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Connect Community Management ATTN: Sabrina Washburn  
Mailing Address: 201 S. Lakeline Blvd. Suite 502, Cedar Park, Texas 78613  
Phone Number: (512) 900-1788  
Email Address: SabrinaWashburn@connectmanage.com

6. Website for Dedicatory Instruments: <https://connectmanage.vmsclientonline.com/>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375  
New Acct Setup: \$275

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**MADSEN RANCH HOMEOWNERS COMMUNITY,  
INC.**

a Texas nonprofit corporation

By: Sabrina Washburn  
Name: SABRINA WASHBURN  
Title: Agent

STATE OF TEXAS

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COUNTY OF Williamson

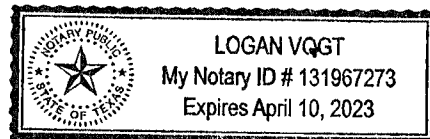
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This instrument was acknowledged before me on the 25 day of April, 2021,  
by Sabrina Washburn the Agent of  
Madsen Ranch Homeowners Community, Inc., a Texas nonprofit corporation, on behalf of said  
nonprofit corporation.

(SEAL)

[Signature]  
Notary Public Signature



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Declaration of Covenants, Conditions and Restrictions - Madsen Ranch	Document No. 2016093030
Plat Madsen Ranch Phase 1	Document No. 2016093195
Madsen Ranch Community Manual	Document No. 2016094401
Madsen Ranch Design Guidelines	Document No. 2016095363
Plat Madsen Ranch Phase 2	Document No. 2017090819
Madsen Ranch First Amendment to Design Guidelines	Document No. 2018034562
Plat Madsen Ranch Phase 3	Document No. 2018081621
Plat Madsen Ranch Phase 4	Document No. 2019098766

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2022051669**

Pages: 4 Fee: \$34.00

04/26/2022 10:32 AM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas