

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

July 02, 2024 11:41:44 AM

FEE: \$37.00

MANAGEMENT CERT

202410718

MANAGEMENT CERTIFICATE
OF
VALVERDE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Valverde Residential Community, Inc. (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: Valverde.
2. The name of the Association: Valverde Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Bastrop County, Texas, made subject to that certain Valverde Master Covenant, recorded under Document No. 202409012, Official Public Records of Bastrop County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Valverde Residential Community, Inc., c/o The Management Trust, 9111 Jollyville Road, Suite 275, Austin, Texas 78759, Attn.: Community Manager.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	The Management Trust
Attn:	Sean Frates
Mailing Address:	9111 Jollyville Road, Suite 275
	Austin, Texas 78759
Telephone Number::	(512) 501-3177
Email Address:	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 - \$195.00.

Transfer Fee - \$200.00.

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 instrument is Recorded.

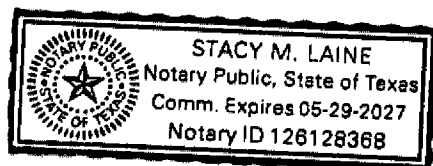
**VALVERDE RESIDENTIAL
COMMUNITY, INC.,** a Texas non-profit corporation

By: Kerillett
Printed Name: Keri Scott
Title: Director

STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me this 1 day of July, 2024 by Keri Scott, Director of Valverde Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Stacy M. Laine
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
rburton@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Valverde Master Covenant [Residential], recorded as Document No. 202409012, Official Public Records of Bastrop County, Texas.
2. Valverde Adoption of Working Capital Assessment, recorded as Document No. 202409293, Official Public Records of Bastrop County, Texas.
3. Valverde Community Manual, recorded as Document No. 202409306, Official Public Records of Bastrop County, Texas.
4. Valverde Development Area Declaration [Residential], recorded as Document No. 202409521, Official Public Records of Bastrop County, Texas.
5. Valverde Notice of Applicability [Residential] [Section 1, Phase 1 and 2], recorded as Document No. 202410200, Official Public Records of Bastrop County, Texas.

EXHIBIT "A"

VALVERDE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE