

MANAGEMENT CERTIFICATE  
OF  
HEIGHTS AT SAN GABRIEL MASTER COMMUNITY, INC.

The undersigned, being an officer of Heights at San Gabriel Master 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: Heights at San Gabriel.
2. The name of the Association: Heights at San Gabriel Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Williamson County, Texas, as described on Exhibit "A" to that certain Heights at San Gabriel Master Covenant [Residential], recorded under Document No. 2023021386, Official Public Records of Williamson County, Texas (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Heights at San Gabriel Master Community, Inc., c/o Associa Hill Country, Inc., 2300 Greenhill Drive Bldg. 10, Ste. 1010, Round Rock, TX 78664, Attn: Gabrielle Hanson.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Associa Hill Country, Inc.  
Attn: Gabrielle Hanson  
Mailing Address: 2300 Greenhill Drive Bldg. 10, Ste. 1010  
Round Rock, TX 78664  
Telephone Number: 512.328.6100  
Email Address: gabrielle.hanson@associa.us

7. Website to access the Association's dedicatory instruments:  
<https://townsq.io>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$220.00

Advance Assessments – An amount equal to two (2) months of Regular Assessments

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.

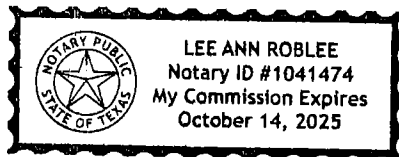
**HEIGHTS AT SAN GABRIEL  
MASTER COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: Chris Wales  
Name: Chris Wales  
Title: President

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on the 5<sup>th</sup> day of December, 2023, by CHRIS WALE, the President of Heights at San Gabriel Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Lee Ann Roblee  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Heights at San Gabriel Master Covenant [Residential] recorded under Document No. 2023021386, in the Official Public Records of Williamson County, Texas.
2. Heights at San Gabriel Development Area Declaration [Residential] recorded under Document No. 2023101518, in the Official Public Records of Williamson County, Texas.
3. Development Area Declaration of Condominium Regime for Heights at San Gabriel Condominiums recorded under Document No. 2023104340, in the Official Public Records of Williamson County, Texas.
4. Heights at San Gabriel Adoption of Working Capital Assessment [Residential] recorded under Document No. 2023101527, in the Official Public Records of Williamson County, Texas.
5. Heights at San Gabriel Community Manual [Residential] recorded under Document No. 2023101494, in the Official Public Records of Williamson County, Texas.
6. Heights at San Gabriel Notice of Applicability [Residential] [Phase 1] recorded under Document No. 2023101560, in the Official Public Records of Williamson County, Texas.
7. Heights at San Gabriel Notice of Applicability [Residential] recorded under Document No. 2023103801 in the Official Public Records of Williamson County, Texas.

ATTACHMENT 1

HEIGHTS AT SAN GABRIEL MASTER COMMUNITY, INC.  
MANAGEMENT CERTIFICATE

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2023105711**

Pages: 5 Fee: \$38.00

12/27/2023 10:35 AM

JDISHER



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas