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Rebecca Guerrero, County Clerk  
Travis County, Texas

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**2022045018**

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**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**WESTERN OAKS PROPERTY OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS   §  
                                     §  
COUNTY OF TRAVIS   §

The undersigned, being the Managing Agent of Western Oaks Property Owners Association, Inc., a non-profit corporation (the "**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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is J.W. Smith's Western Oaks.
2. Name of Association: The name of the Association is Western Oaks Property Owners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Western Oaks I-A, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 73, Page 4 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Western Oaks I-B, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 75, Page 65 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Western Oaks I-C, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 75, Page 64 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Western Oaks I-E, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 75, Page 167 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Western Oaks I-G, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 76, Page 324 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
  - f. Western Oaks II-A, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 75, Page 271 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

- g. Western Oaks II-B, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 76, Page 28 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration\*:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions, Woodside Development Co., Inc.
- (2) Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks I-A.
- (3) Amendment to Declaration [Western Oaks I-A].
- (4) Amendment to Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks.
- (5) Amendment to Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks.
- (6) Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks I-B.
- (7) Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks I-C.
- (8) Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks I-E.
- (9) Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks I-G.
- (10) Amendment to Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks I-G.
- (11) Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks II-A.
- (12) Amendment to Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks II-A.
- (13) Amendment to Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks II-A.
- (14) Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks II-B.
- (15) Amendment to Section Declaration of Covenants, Conditions and Restrictions J. W. Smith's Western Oaks II-B.

b. Recording Information:

- (1) Volume 5243, Page 471, *et seq.* of the Real Property Records of Travis County, Texas.
- (2) Volume 5392, Page 603, *et seq.* of the Real Property Records of Travis County, Texas.

- (3) Volume 5731, Page 174, *et seq.* of the Real Property Records of Travis County, Texas.
- (4) Volume 11833, Page 001, *et seq.* of the Real Property Records of Travis County, Texas.
- (5) Volume 11833, Page 0003, *et seq.* of the Real Property Records of Travis County, Texas.
- (6) Volume 5731, Page 163, *et seq.* of the Real Property Records of Travis County, Texas.
- (7) Volume 5731, Page 169, *et seq.* of the Real Property Records of Travis County, Texas.
- (8) Volume 5837, Page 624, *et seq.* of the Real Property Records of Travis County, Texas.
- (9) Volume 6197, Page 1544, *et seq.* of the Real Property Records of Travis County, Texas.
- (10) Volume 12089, Page 080, *et seq.* of the Real Property Records of Travis County, Texas.
- (11) Volume 5852, Page 156, *et seq.* of the Real Property Records of Travis County, Texas.
- (12) Volume 6360, Page 163, *et seq.* of the Real Property Records of Travis County, Texas.
- (13) Volume 6453, Page 898, *et seq.* of the Real Property Records of Travis County, Texas.
- (14) Volume 6155, Page 918, *et seq.* of the Real Property Records of Travis County, Texas.
- (15) Volume 6360, Page 165, *et seq.* of the Real Property Records of Travis County, Texas.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Western Oaks Property Owners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

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

7. The Association's Dedicatory Instruments are available to Members online at:  
[www.ciranet.com/residentportal](http://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	\$ 375.00
Transfer Fee	\$ 325.00
Update Fee	\$ 75.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 1<sup>st</sup> day of MARCH, 2022.

WESTERN OAKS PROPERTY OWNERS ASSOCIATION,  
INC.

By: RealManage,  
Managing Agent

By: 

Printed: Victoria Escamilla

Its: Association 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

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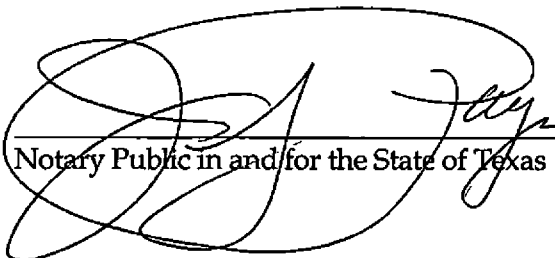
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COUNTY OF WILLIAMSON

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BEFORE ME, the undersigned notary public, on this 10 day of MARCH, 2022 personally appeared VICTORIA ESCAMILLA, Community Manager of RealManage, Managing Agent for Western Oaks Property 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