

TREC # 136267

NORTHGATE RANCH MASTER COMMUNITY, INC.

MANAGEMENT CERTIFICATE

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

This Management Certificate is filed by the Northgate Ranch Master Community, Inc., a Texas nonprofit corporation, pursuant to Texas Property Code §209.004.

1. Name of Subdivision:

Northgate Ranch

2. Name of Association:

Northgate Ranch Master Community, Inc., a Texas nonprofit corporation

3. Recording Data for the Subdivision Plat(s): To obtain copies of a plat, please contact the Williamson County Clerk. The following plat(s), as may be amended from time to time, include those tracts of real property currently annexed into the Northgate Ranch subdivision.

(a) ESTATES AT NORTHGATE PHASE 1 SECTION 1, a subdivision located in Williamson County, Texas, according to the map or plat recorded as Document No. 2018070591, Official Public Records of Williamson County, Texas.

(b) ESTATES AT NORTHGATE PHASE 1 SECTION 2, a subdivision located in Williamson County, Texas, according to the map or plat recorded as Document No. 2020163504, Official Public Records of Williamson County, Texas.

(c) ESTATES AT NORTHGATE PHASE 1 SECTION 3, a subdivision located in Williamson County, Texas, according to the map or plat recorded as Document No. 2022031088, Official Public Records of Williamson County, Texas.

4. Recording Data for the Master Covenant, Development Area Declarations and Notices of Applicability and All Amendments Thereto:

Name of Instrument: Northgate Ranch Master Covenant [Residential]

Recorded On: August 14, 2018, in Document No. 2018072598, of the Official Public Records of Williamson County, Texas

Name of Instrument: Northgate Ranch Development Area Declaration [Residential]
Phase 1, Sections 1, 2 and 3

Recorded On: August 16, 2018, in Document No. 2018073486, of the Official Public Records of Williamson County, Texas

Name of Instrument: Notice of Applicability [Phase 1, Section 1]

Recorded On: August 16, 2018, in Document No. 2018073487, of the Official Public Records of Williamson County, Texas

Name of Instrument: Correction Affidavit to Notice of Applicability [Phase 1, Section 1]

Recorded On: August 27, 2018, in Document No. 2018

Name of Instrument: Adoption of Working Capital Assessment [Phase 1, Section 1]

Recorded On: August 16, 2018, in Document No. 2018073488, of the Official Public Records of Williamson County, Texas

Name of Instrument: Notice of Applicability [Phase 1, Section 2]

Recorded On: January 6, 2021, in Document No. 2021002836, of the Official Public Records of Williamson County, Texas

Name of Instrument: Adoption of Working Capital Assessment [Phase 1, Section 2]

Recorded On: January 6, 2021, in Document No. 2021002837, of the Official Public Records of Williamson County, Texas

Name of Instrument: Notice of Applicability [Phase 1, Section 3]

Recorded On: July 13, 2022, in Document No. 2022083880, of the Official Public Records of Williamson County, Texas

Name of Instrument: Adoption of Working Capital Assessment [Phase 1, Section 3]

Recorded On: July 13, 2022, in Document No. 2022083881, of the Official Public Records of Williamson County, Texas

5. Mailing Address of the Association and Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:

Northgate Ranch Master Community, Inc.
c/o KiTH Management Services
P.O. Box 700443
San Antonio, Texas 78270
Phone No.: (210) 585-2386
Email: info@kithmanagement.com

6. Association's Website Address Where the Subdivision's Restrictions are Posted:

<https://northgateranch.nabrnetwork.com/>

7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Transfer Fees:	\$175.00
Resale Certificate Fees:	\$250.00
Working Capital Fees:	\$300.00 per Residential Lot in Phase 1, Section 1
	\$300.00 per Residential Lot in Phase 1, Section 2
	\$300.00 per Residential Lot in Phase 2, Section 3
Update Fees:	\$50.00
Rush Fees:	\$100.00

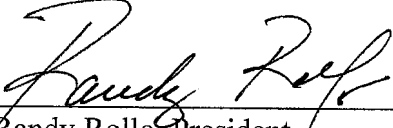
Prospective purchasers are advised to independently examine the Master Covenant, any Development Area Declarations, Bylaws, Design Guidelines and all other dedicatory instruments (some of which are not referenced above) of the Subdivision and Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE]

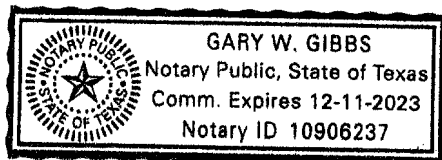
SIGNED this 13th day of July, 2022.

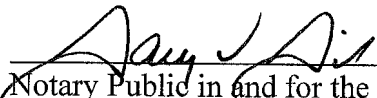
NORTHGATE RANCH MASTER COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Randy Rollo, President

STATE OF TEXAS §
 §
COUNTY OF Williamson §

BEFORE ME, the undersigned authority, on this 13th day of July, 2022, personally appeared Randy Rollo, as President of Northgate Ranch Master Community, Inc., a Texas nonprofit corporation, on behalf of the said nonprofit corporation.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

McLean & Howard, LLP
Attn: Leslie Keyser
4301 Bull Creek Road, Suite 150
Austin, Texas 78731

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022086004

Pages: 5 Fee: \$38.00

07/19/2022 10:56 AM

DLAM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas