

**MANAGEMENT CERTIFICATE FOR
ESTATES AT SAWYER RANCH COMMUNITY, INC. HOMEOWNERS' ASSOCIATION
HAYS COUNTY**

**STATE OF TEXAS §
COUNTY OF HAYS §**

1. **Name of Subdivision:** Estates at Sawyer Ranch Community, Inc.
2. **Name of Association:** Estates at Sawyer Ranch Community, Inc., a Texas nonprofit corporation.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Estates at Sawyer Ranch, c/o FirstService Residential, 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735.
6. **The Association's designated representative is:** FirstService Residential Austin, LLC, 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735; 512-266-6771 Office; Email: Austin@fsresidential.com Community Website: <https://estatesatsawyer.connectresident.com>
7. **Transfer Fee:** There is a transfer fee in the amount of **\$350.00** and a \$200.00 working capital fee and a resale disclosure package fee in the amount of **\$375.00** collected at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Estates at Sawyer Ranch Community, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

ESTATES AT SAWYER RANCH COMMUNITY, INC.

By:  _____

Print Name: Gerry Poe

Print Title: Managing Agent

**STATE OF TEXAS §
COUNTY OF HAYS §**

This instrument was acknowledged and signed before me on this the 1 day of September 2021 by Gerry Poe, the Managing Agent of the Estates at Sawyer Ranch Community, Inc. on behalf of the Association.

Notary Public – State of Texas

After Recording Return To:
FirstService Residential Austin, LLC
5316 W US HWY 290 Service Road, Ste 100
Austin, TX 78735

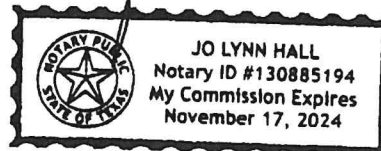


EXHIBIT "A"

Estates at Sawyer Ranch Community, Inc., a subdivision located in Hays County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Estates at Sawyer Ranch Community, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Hays County, Texas as follows:

Recording Date	Filed Document	Recording Information
06/18/2018	Plat Map	18021288
06/18/2018	Plat Map	18021288
08/02/2018	Declaration of Covenants, Conditions & Restrictions	18027746
08/07/2018	Adoption of Working Capital Assessment	18028197
08/10/2018	Community Manual	18028600
01/18/2019	First Amendment to Declaration of Covenants, Conditions and Restrictions	19001864
04/15/2019	Plat Map	19012029
10/29/2020	Second Amendment to Declaration of Covenants, Conditions and Restrictions	20048775

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

21065652 CERTIFICATE

12/01/2021 08:55:12 AM Total Fees: \$30.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

