

STATE OF TEXAS  
COUNTY OF WILLIAMSON

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR SUN CITY TEXAS COMMUNITY ASSOCIATION, INC.**

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Sun City Texas Community Association, Inc.
2. Name of project or subdivision: Sun City Texas
3. Recording data for subdivision (Plat recording and annexation information for land subject to the deed restrictions):  
See Exhibit "A" to that certain Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sun City Georgetown, filed as Document No. 2002062374 in the Official Public Records of Williamson County, Texas, together with all amendments and supplements including those recorded in the following document numbers of Williamson County: 2020133215; 2021098546; 2020056067; 2019102828; 2019092832; 2019030263; 2020013980; 2018009402; 2017077607; 2019030260; 2018009401; 2019030248; 2021098545; 2020056068.
4. Recording data for the declaration:

Fourth Amended and Restated Declaration recorded in 2014035153 of the Official Public Records of Williamson County, Texas. Amendment filed of record in document no. 2013066648.

5. Contact information for association:  
The Board of Directors for Sun City Texas Community Association, Inc.  
2 Texas Drive, Bldg. A  
Georgetown, Texas 78633  
(512) 948-7703 Office  
(512) 948-7681 Fax  
Website: [www.sctexas.org](http://www.sctexas.org)  
Email: [resale-help@sctexas.org](mailto:resale-help@sctexas.org)
6. Transfer-related fees: Resale certificate issuance: \$200.00. Resale certificate rush fee (less than 10 business day turnaround): \$50.  
Update fee: \$25.00.  
Transfer fee: .25% of the sale price of the home<sup>1</sup>.  
HUD Requirements Assessment – Standard (5 business day turnaround): \$25.00  
HUD Requirements Assessment – Rush (1-4 business day turnaround): \$50.00

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.*

---

<sup>1</sup> Applies in all instances of transfer including intra-family (e.g. parent to child/heir) transfers, regardless of whether the sale is closed through a title company.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

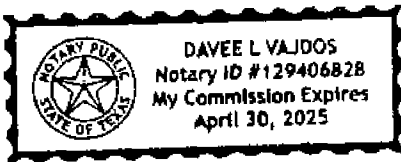
Sun City Texas Community Association, Inc.

By [Signature] Executive Director  
Printed name Jim Romine  
Title: Officer  OR  Managing agent (circle one)  
Date September 29, 2021

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on September 29,  
20 21 by Jim Romine in the above stated capacity.



Notary signature [Signature]  
Notary Public for the State of Texas  
Printed name of notary Davee L Vajdos  
My commission expires 4/30/2025

**After recording, please return to:**  
Niemann & Heyer, L.L.P.  
Attorneys At Law  
Westgate Building, Suite 313  
1122 Colorado Street  
Austin, Texas 78701

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021149159**

Pages: 3 Fee: \$25.00

09/30/2021 09:27 AM

DLAM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas