

MANAGEMENT CERTIFICATE  
OF  
SAULS RANCH EAST RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Sauls Ranch East Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sauls Ranch East.
2. The name of the association: Sauls Ranch East Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Williamson, County, Texas, made subject to that certain Sauls Ranch East Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2023072503 in the Official Public Records of Williamson County, Texas (the "Declaration")
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Sauls Ranch East Residential Community, Inc., c/o Goodwin & Company, 11950 Jollyville Rd., Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Goodwin & Company
Attn:	Matt Gibson
Mailing Address:	11950 Jollyville Rd., Austin, Texas 78759
Telephone Number:	512-554-7989
Email Address:	matt.gibson@goodwintx.com.

7. Website to access the Association's dedicatory instruments: [www.goodwintx.com](http://www.goodwintx.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$350.00.

Transfer Fee - \$275.00.

Resale Certificate Fee - \$375.00.

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**SAULS RANCH EAST RESIDENTIAL COMMUNITY,  
INC.,**

a Texas nonprofit corporation

By: *[Signature]*

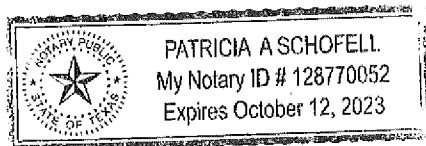
Name: Kel Crain

Title: President

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on 29 day of August, 2023 by Kel Crain, the PRESIDENT of Sauls Ranch East Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



*[Signature]*  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

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

MANAGEMENT CERTIFICATE  
SAULS RANCH EAST RESIDENTIAL COMMUNITY, INC.

**ATTACHMENT 1****RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Sauls Ranch East Declaration of Covenants, Conditions and Restrictions recorded under Document No. 2023072503, Official Public Records of Williamson County, Texas, as same may be amended from time to time.
2. Sauls Ranch East Adoption of Working Capital Assessment, recorded under Document No. 2023072592, Official Public Records of Williamson County, Texas.
3. Sauls Ranch East Community Manual, recorded under Document No. 2023072590, Official Public Records of Williamson County, Texas.
4. Sauls Ranch East Design Guidelines, recorded under Document No. 2023072595, Official Public Records of Williamson County, Texas

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2023072652**

Pages: 4 Fee: \$34.00

08/30/2023 12:37 PM

ATAYLOR



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas