

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
LA CONTRERA MASTER COMMUNITY, INC.

---

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON    §

The undersigned, being the Managing Agent for La Contrera Master Community, Inc., a non-profit corporation ("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 prior Management Certificate filed by the Association.

1. Name of Subdivision: The name of the subdivision is La Contrera.
2. Name of Association: The name of the Association is La Contrera Master Community, Inc.
3. Recording Data for the Subdivision:
  - a. La Contrera Subdivision, Section One (1), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2008036769 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
  - b. La Contrera Subdivision, Section Two (2), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2011001385 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
  - c. La Contrera Subdivision, Section 3-A, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2009029133 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
  - d. La Contrera Subdivision, Section 3-B, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2010027462 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.

- e. La Conterra Subdivision, Section Four (4), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2012107994 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
- f. La Conterra Subdivision, Section Five (5), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2013066964 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. La Conterra Subdivision, Section 5-A, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2013067003 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. La Conterra Subdivision, Section Six (6), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2014064834 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
- i. La Conterra Subdivision, Section Seven (7), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2015073064 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
- j. La Conterra, Section Eight (8), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2016092476 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
- k. La Conterra North, Phase One (1), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2017105254 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
- l. La Conterra North, Phase Two (2), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2018081664 of the Official Public Records of Real Property of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Master Covenant La Conterra.
- (2) First Amendment to La Conterra Master Covenant.
- (3) Second Amendment to La Conterra Master Covenant.
- (4) Notice of Applicability La Conterra [Section One].
- (5) Development Area Declaration La Conterra [Section 1].
- (6) Notice of Applicability of La Conterra Master Covenant and Development Area Declaration [Section 2, 3A, 3B and 4].
- (7) Notice of Applicability of La Conterra Master Covenant and Development Area Declaration [Sections 5 and 5A].
- (8) Notice of Applicability La Conterra [Adding Section 6].
- (9) Notice of Applicability La Conterra [Adding Section 7].
- (10) Notice of Applicability La Conterra [Adding Section 8].
- (11) Notice of Addition of Land to Master Covenant.
- (12) Notice of Addition of Land to Master Covenant.
- (13) Notice of Applicability La Conterra [Adding La Conterra North, Phase 1].
- (14) Notice of Applicability La Conterra [Adding La Conterra North, Phase 2].

b. Recording Information:

- (1) Williamson County Clerk's File No. 2008045252.
- (2) Williamson County Clerk's File No. 2017101457.
- (3) Williamson County Clerk's File No. 2020074838.
- (4) Williamson County Clerk's File No. 2008045255.
- (5) Williamson County Clerk's File No. 2008045259.
- (6) Williamson County Clerk's File No. 2013052038.
- (7) Williamson County Clerk's File No. 2013069041.
- (8) Williamson County Clerk's File No. 2105095654.
- (9) Williamson County Clerk's File No. 2015095655.
- (10) Williamson County Clerk's File No. 2016107653.
- (11) Williamson County Clerk's File No. 2017110541.
- (12) Williamson County Clerk's File No. 2017110731.
- (13) Williamson County Clerk's File No. 2017111163.
- (14) Williamson County Clerk's File No. 2018091399.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is La Conterra Master Community, Inc. c/o FirstService Residential - Austin, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735.

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

Residential - Austin, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735.  
Phone Number: 866.378.1099. Email Address: austin@fsresidential.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:  
 www.fsresidential.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

| Description   | Fee   |
|---|---|
| Transfer Fee  | Not to exceed \$350.00  |
| Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)                             | \$375.00; \$450; \$500.00   |
| Resale Disclosure Update (within 60 days of original request)                         | \$75.00   |
| Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)                             | \$100.00  |
| Developer/Builder to Homeowner - Statement of Account (6-10 days; 3-5 days; 1-2 days) | \$35.00; \$50.00; \$75.00   |
| HOA Questionnaire (optional) - (Single Family)  | \$250.00  |
| Loan Estimate Questionnaire (optional) - (Single Family)                              | \$100.00  |
| Initial Assessment [Declaration Article 5, Section 5.04]                              | Each Owner (both initial Owners and resale Owners other than Declarant) of a Lot will pay a one-time non-refundable initial assessment to the Association equal to two (2) months of Regular Annual Assessments. The Initial Assessment for 2024 is \$100.82 _____. The Initial Assessment will be due and payable to the Association by the purchaser or transferee immediately upon each transfer of title to the Lot |

Executed on this 23 day of January, 2024.

LA CONTRERA MASTER COMMUNITY, INC.

By: FirstService Residential - Austin, Managing Agent

By: K. Rose-Zapp

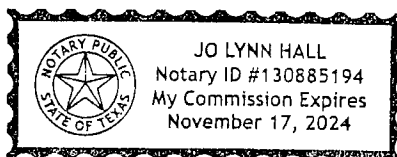
Printed: Kristi Rose-Zapp

Its: President

\*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 §  
COUNTY OF Williamson §

BEFORE ME, the undersigned notary public, on this 23 day of January, 2024 personally appeared Kristi Rose-Zapp, Managing Agent of FirstService Residential - Austin, Managing Agent for La Contrera Master Community, 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.



[Signature]  
Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024006195**

Pages: 6 Fee: \$45.00

01/25/2024 03:46 PM

OSALINAS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas