

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
MASON CREEK HOMEOWNERS ASSOCIATION

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THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

The undersigned, being the Managing Agent of Mason Creek Homeowners Association, 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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Mason Creek.
2. Name of Association: The name of the Association is Mason Creek Homeowners Association.
3. Recording Data for the Subdivision:
  - a. Mason Creek North Section One, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume F, Page 277, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Mason Creek North Section Two, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume F, Page 323, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Mason Creek Section One, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume G, Page 241, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Mason Creek Section 2-A, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume O, Page 64, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Mason Creek Section 2-B, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume S, Page 277, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - f. Mason Creek Section 2-C, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume U, Page 169, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

- g. Mason Creek Section 3-A, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume P, Page 97, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Mason Creek Section 3-B, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume P, Page 99, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Mason Creek Section Four-A, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume O, Page 358, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Mason Creek Section Four-B, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume P, Page 286, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Mason Creek Section Four-C, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume Q, Page 345, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Mason Creek Section 5-A, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume O, Page 112, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Mason Creek Section 5-B, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume S, Page 279, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Mason Creek Section Five-C, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume O, Page 361, *et seq.*, of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Mason Creek Section Five-D, a subdivision in Williamson County, Texas according to the maps or plats thereof recorded in Volume O, Page 363, *et seq.*, of the Plat Records 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) Declaration of Covenants, Conditions and Restrictions.
- b. Recording Information:
  - (1) Williamson County Clerk's File No. 1986004598.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Mason Creek Homeowners Association. c/o Octus, Inc. dba Pioneer/Beck Community Association Management.

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

Octus, Inc. dba Pioneer/Beck Community Association Management  
 611 S. Congress Avenue, Suite 510  
 Austin, 78704  
 512.447.4496  
 association@pioneerbeck.com

7. The Association’s Dedicatory Instruments are available to Members online at: <https://masoncreek.nabrnetwork.com>

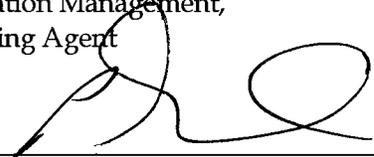
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 200.00
Private Transfer Fee	\$ 220.00
Refinance Fee	\$ 125.00
Rush Fee	\$ 125.00

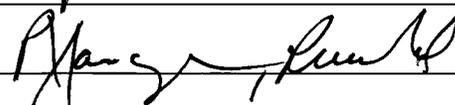
Executed on this 5<sup>th</sup> day of August, 2022.

MASON CREEK HOMEOWNERS ASSOCIATION,

By: Octus, Inc. dba Pioneer/Beck Community Association Management, Managing Agent

By: 

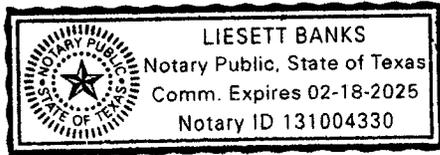
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Its: 

\*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 5<sup>th</sup> day of August, 2022 personally appeared Paul Meisler, of Octus, Inc. dba Pioneer/Beck Community Association Management, Managing Agent for Mason Creek Homeowners Association, 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.



L. Banks  
Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2023015431**

Pages: 5 Fee: \$42.00

03/01/2023 08:49 AM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas