

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 27, 2023 12:22 PM Fee: \$34.00

2023019281

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

The Crossing at Wells Branch Residential Community, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **The Crossing at Wells Branch Residential Community, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: The Crossing at Wells Branch

Name of the Association: The Crossing at Wells Branch Residential Community, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Travis County, Texas, as follows;

- (a) Document 2017135075, Official Public Records, Travis County, Texas
- (b) File No. 201700110

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Travis County, Texas, as follows:

- (a) The Crossing at Wells Branch, Area Declaration of Covenants, Conditions and Restrictions. Doc 2017135075. 8/22/2017.
- (b) The Crossing at Wells Branch Modification Design Guidelines. Doc 2017137060. 8/24/2017.
- (c) The Crossing at Wells Branch Adoption of Working Capital Assessment. Doc 2017135608.
- (d) The Crossing at Wells Branch Community Manual. Doc 2017135639.
- (e) Declaration of Drainage Easement and Restrictive Covenant Regarding the Maintenance of Drainage Facilities. Doc 2017033220.

Name and Mailing Address of the Association

The Crossing at Wells Branch Residential Community, Inc.
c/o Alliance Association Management
4009 Bannister Lane #300
Austin, Texas 78704

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Alliance Association Management
4009 Bannister Lane #300
Austin, Texas 78704
512-328-6100
AHInfo@associa.us

Website Address of the Association

www.townsq.io/login

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$75
Working Capital: \$500. All sales except Builder-Developer.
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

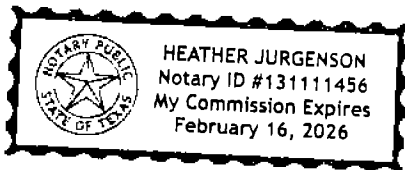
Executed on this 20 day of December, 2022

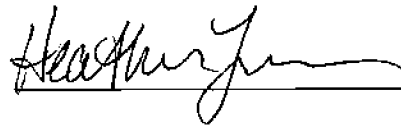
The Crossing at Wells Branch Residential Community, Inc.,
acting by and through its managing agent, Alliance Association
Management


Alex Rix – Branch President

STATE OF TEXAS §
 § COUNTY OF
Travis §

This instrument was acknowledged before me on 20th, December 2022 by Alex Rix – Branch President with Alliance Association Management, the managing agent for The Crossing at Wells Branch Residential Community, Inc., a Texas nonprofit corporation, on behalf of such corporation.




Notary Name
Notary Public, State of Texas

When recorded return to:
Alliance Association Management
4009 Bannister Lane #300
Austin, Texas 78704