



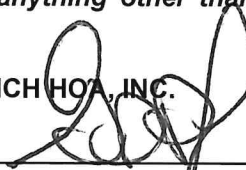
MANAGEMENT CERTIFICATE FOR
BAR W RANCH HOA, INC.
WILLIAMSON COUNTY

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

- 1. **Name of Subdivision:** Bar W Ranch
- 2. **Name of Association:** Bar W Ranch HOA, Inc.
- 3. **Recording Data for Subdivision:** See Exhibit "A"
- 4. **Recording Data for Declaration:** See Exhibit "A"
- 5. **Name and mailing address of Association:** Bar W Ranch HOA, Inc., 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735.
- 6. **The Association's designated representative is:** FirstService Residential Austin, LLC, 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735; 512-266-6771 Office;
Email: Austin@fsresidential.com
Community Website: <https://barwranch.connectresident.com/>
- 7. **Transfer Fee:** There is a transfer fee in the amount of **\$350.00**, working capital fee **\$250.00** and a resale disclosure package fee in the amount of **\$375.00** collected at closing from the buyer.
- 8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Bar W Ranch HOA, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

BAR W RANCH HOA, INC.

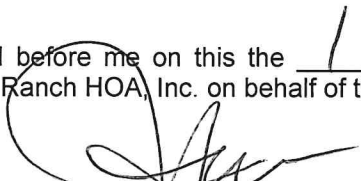
By: 

Print Name: Gerry Poe

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

2021 This instrument was acknowledged and signed before me on this the 1 day of September by Gerry Poe, the Managing Agent of the Bar W Ranch HOA, Inc. on behalf of the Association.



Notary Public – State of Texas

After Recording Return To:
FirstService Residential Austin, LLC
5316 W US HWY 290 Service Road, Ste 100
Austin, TX 78735

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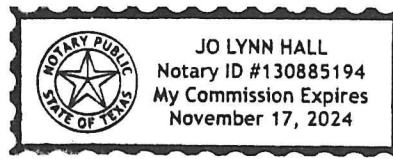


EXHIBIT "A"

Bar W Ranch HOA, Inc., a subdivision located in Williamson County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Bar W Ranch HOA, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Williamson County, Texas as follows:

Recording Date	Filed Document	Recording Information
11/17/2015	Master Covenant	2015101121
11/17/2015	Development Area Declaration of Covenants, Conditions and Restrictions Declarant: Phase 1	2015101122
05/23/2018	Notice of Applicability of Master Covenant and Development Area Declaration Phases 3 & 4	2018044416
07/24/2019	First Amendment to Master Covenant	2019067003
07/24/2019	Community Manual	2019067004
07/15/2020	Phase 1 Section 1 Final Plat	2020078741
01/28/2021	Plat Map Recording Sheet	2021013575
04/27/2021	Phase 4 Final Plat	2021061439

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 202206345

PMC Fee: \$30.00
01/14/2022 11:00 AM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas