

Rancho Sienna Master Community, Inc.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR RANCHO SIENNA MASTER COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THAT CERTAIN MANAGEMENT CERTIFICATE OF RANCHO SIENNA MASTER COMMUNITY, INC. RECORDED UNDER DOCUMENT NO. 2024078823, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the Association: Rancho Sienna Master Community, Inc., a Texas nonprofit corporation.
2. The recording data for the subdivision: See **Exhibit A**.
3. The name and mailing address of the Association: See below.
4. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Matthew Bland
Mailing Address: 551 S. IH35 Suite 150
Round Rock. Texas 78664
Phone Number: (512) 381-2919
Email Address: care@pmpmanage.com

5. Website for Dedicatory Instruments: www.myranchosienna.com
6. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00
Updated Resale Certificate: \$75.00
Working Capital: \$300.00
Demand/Closing Statement/Required Statement: \$200.00
Documents Package: \$235.00
Lender Package: \$185.00
Minutes: \$50.00 for the respective year
Rush Fee: \$350.00 for 1-business day, \$250.00 for 3-business day, and \$150.00 for 5-business days
Transfer Fee: \$250.00
Optional Resale Property Inspection Fee: \$250.00

[ACKNOWLEDGEMENT PAGE FOLLOWS]

Rancho Sienna Master Community, Inc.
MANAGEMENT CERTIFICATE

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

Rancho Sienna Master Community, Inc.

a Texas nonprofit corporation

By: Amy C. Davis

Name: Amy Davis

Title: Board President

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

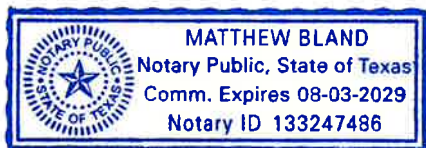
§

This instrument was acknowledged before me on the 3rd day of October, 2025, by Amy Davis, the Board President of Rancho Sienna Master Community, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[Signature]

(SEAL)

Notary Public Signature



Rancho Sienna Master Community, Inc.
MANAGEMENT CERTIFICATE

EXHIBIT A

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Rancho Sienna Amended and Restated Master Covenant, recorded as Document No. 2015046884, Official Public Records of Williamson County, Texas.
2. Rancho Sienna [Section 5A] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded, as Document No. 2014022272, Official Public Records of Williamson County, Texas.
3. Rancho Sienna [Section 5B] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014035525, Official Public Records of Williamson County, Texas.
4. Rancho Sienna Designation of Property as Master Community Facilities [10.102 Acres, Abstract No.5], recorded as Document No. 2014054479, Official Public Records of Williamson County, Texas.
5. Rancho Sienna [Section 3] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078533, Official Public Records of Williamson County, Texas.
6. Rancho Sienna [Section 7] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078527, Official Public Records of Williamson County, Texas.
7. Rancho Sienna [Section 9] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078534, Official Public Records of Williamson County, Texas.
8. Rancho Sienna Adoption of Working Capital Assessment, recorded as Document No. 2014098106, Official Public Records of Williamson County, Texas.
9. Rancho Sienna [Section 8] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014099828, Official Public Records of Williamson County, Texas.
10. Rancho Sienna [Section 8] Amendment to Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014103987, Official Public Records of Williamson County, Texas.
11. Rancho Sienna [Section 6] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014103334, Official Public Records of Williamson County, Texas.

EXHIBIT "A"

Rancho Sienna Master Community, Inc.
MANAGEMENT CERTIFICATE

12. Notice of Declarant Designee as Rancho Sienna Reviewer, recorded as Document No. 2015042236, Official Public Records of Williamson County, Texas.
13. Notice of Easement Designation for Subdivision Entry Facilities, Fencing and Landscaping as Rancho Sienna Reviewer, recorded as Document No. 2015042239, Official Public Records of Williamson County, Texas.
14. Amendment to the Declaration of Residential Restrictions, recorded as Document No. 2015084251, Official Public Records of Williamson County, Texas.
15. Rancho Sienna [Section 4, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded, as Document No. 2015109611, Official Public Records of Williamson County, Texas.
16. Rancho Sienna [Section 14, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2015109612, Official Public Records of Williamson County, Texas.
17. Rancho Sienna [Section 15] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2015109613, Official Public Records of Williamson County, Texas.
18. Rancho Sienna Second Amended and Restated Notice of Service Area [Service Area No. 8], recorded as Document No. 2016084391, Official Public Records of Williamson County, Texas.
19. Rancho Sienna [Section 4, Phase 2] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2016088293, Official Public Records of Williamson County, Texas.
20. Rancho Sienna [Section 11, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2016088294, Official Public Records of Williamson County, Texas.
21. Second Amendment to the Declaration of Residential Restrictions, recorded as Document No. 2017011648, Official Public Records of Williamson County, Texas.
22. Rancho Sienna [Section 11, Phase 2] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092679, Official Public Records of Williamson County, Texas.
23. Rancho Sienna [Section 18B] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092671, Official Public Records of Williamson County, Texas.
24. Rancho Sienna [Section 16] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092661, Official Public Records of Williamson County, Texas.

EXHIBIT "A"

Rancho Sienna Master Community, Inc.
MANAGEMENT CERTIFICATE

25. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Section 17], recorded as Document No. 2018026525, Official Public Records of Williamson County, Texas.
26. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Sections 14, Phase 2], recorded as Document No. 2018047772, Official Public Records of Williamson County, Texas.
27. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Sections 11, Phase 3], recorded as Document No. 2018054537, Official Public Records of Williamson County, Texas.
28. Notice of Applicability [Residential], recorded as Document No. 2018078096, Official Public Records of Williamson County, Texas.
29. Non-Material Correction to Notice of Applicability [Residential], recorded as Document No. 2018081537, Official Public Records of Williamson County, Texas.
30. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration (Residential) [Sections 13A and 13B], recorded as Document No. 2019012298, Official Public Records of Williamson County, Texas.
31. Rancho Sienna Amended and Restated Community Manual, recorded as Document No. 2019021659, Official Public Records of Williamson County, Texas.
32. Second Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2019021911, Official Public Records of Williamson County, Texas.
33. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration (Residential) [Sections 18A], recorded as Document No. 2019030303, Official Public Records of Williamson County, Texas.
34. First Amendment to Notice of Applicability [Residential] [Section 19A], recorded as Document No. 2019097122, Official Public Records of Williamson County, Texas.
35. Rancho Sienna Notice of Applicability, recorded as Document No. 2019123690, Official Public Records, Williamson County, Texas
36. Rancho Sienna Notice of Applicability [Section 12A, Phase 2], recorded as Document No. 2019123690, Official Public Records, Williamson County, Texas
37. Rancho Sienna Notice of Applicability [Section 12B], recorded as Document No. 2020013860, Official Public Records, Williamson County, Texas
38. Rancho Sienna - First Supplement to Amended and Restated Community Manual, recorded as Document No. 2021139383, Official Public Records of Williamson County, Texas.

EXHIBIT "A"

Rancho Sienna Master Community, Inc.
MANAGEMENT CERTIFICATE

39. Rancho Sienna — Supplement to Amended and Restated Community Manual, recorded as Document No. 2021139383, Official Public Records of Williamson County, Texas.
40. Rancho Sienna — Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2022046206, Official Public Records of Williamson County, Texas.
41. Rancho Sienna — Community Manual Volume 1 of 2, recorded as Document No. 2022046245, Official Public Records, Williamson County, Texas
42. Rancho Sienna — Community Manual Volume 2 of 2, recorded as Document No. 2022046244, Official Public Records, Williamson County, Texas
43. Rancho Sienna — Community Manual Volume 2 of 2, recorded as Document No. 2022046244, Official Public Records, Williamson County, Texas
44. Rancho Sienna — Management Certificate, recorded as Document No. 2024078823, Official Public Records, Williamson County, Texas
45. Rancho Sienna — Amended and Restated Community Manual Volume 1 of 2, recorded as Document No. 2025022607, Official Public Records, Williamson County, Texas
46. Rancho Sienna —Community Manual Volume 2 of 2: Design Guidelines, recorded as Document No. 2025032696, Official Public Records, Williamson County, Texas
47. Rancho Sienna —First Amendment to Community Manual Volume 2 of 2: Design Guidelines, recorded as Document No. 2025059791, Official Public Records, Williamson County, Texas
48. Rancho Sienna —Supplemental Policies [2025 Legislative Updates] recorded as Document No. 2025066697, Official Public Records, Williamson County, Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2025078555

Fee: \$45.00
10/03/2025 03:48 PM

KWEEMS



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

①
PMP MANAGEMENT
551 S IH-35, STE 150
ROUND ROCK, TX 78664

EXHIBIT "A"

Rancho Sienna Master Community, Inc.
MANAGEMENT CERTIFICATE