

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Feb 07, 2024 11:44 AM Fee: \$33.00

**2024012981**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

for

**The Avana Estates at Circle C Ranch Community Association, Inc.**

*(In compliance with Section 209.004 of Title 11 of the Texas Property Code)*

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The undersigned entity gives notice that it is managing the association described herein. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

**NAME OF SUBDIVISION**

The Avana Estates at Circle C Ranch

**NAME AND ADDRESS OF ASSOCIATION**

The Avana Estates at Circle C Ranch Community Association, Inc.

Bernia Dr

Austin, TX 78739

**RECORDING DATA FOR SUBDIVISION**

Recording data for subdivision: Lots 1 - 16, 18 - 20, and 22, Block A, Avana Phase 3 Subdivision, a subdivision located in Travis County and Hays County, Texas, according to the map or plat thereof recorded in Document No. 201400058, in the Official Public Records of Travis County, Texas and Document No. 2014- 1400762 in the Official Public Records of Hays County, Texas.

**RECORDING DATA FOR ASSOCIATION DECLARATION**

Supplemental Declaration of Covenants, Conditions and Restrictions The Avana Estates at Circle C Ranch, recorded on June 10, 2015, as Document No. 2015090327 of the Official Public Records of Travis County, Texas and Document No. 2015•15017607 in the Official Public Records of Hays County, Texas.

**MAILING ADDRESS OF THE ASSOCIATION, OR NAME AND MAILING ADDRESS OF THE PERSON OR ENTITY MANAGING THE ASSOCIATION**

The Avana Estates at Circle C Ranch Community Association, Inc.

c/o RowCal Management – Attn: Community Manager

PO Box 421150

Minneapolis, MN 55442

651-233-1307

[careteam@rowcal.com](mailto:careteam@rowcal.com)

**WEBSITE FOR DEDICATORY INSTRUMENTS**

<https://www.rowcal.com>

**THE AMOUNT AND DESCRIPTION OF A FEE OR FEES CHARGED BY THE ASSOCIATION RELATING TO PROPERTY TRANSFER IN HOA**

Resale Certificate: \$375.00

New Acct Setup: \$200.00

**OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE**

Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing comprehensive physical inspection of the home and commons areas prior to purchase.

## ACKNOWLEDGEMENT

STATE OF TEXAS

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§

COUNTY OF WILLIAMSON

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**SIGNED** on this the 5<sup>th</sup> day of February, 2024.

*The Avana Estates at Circle C Ranch Community Association, Inc.  
(A TEXAS NON-PROFIT CORPORATION)*

*RowCal Management, LLC  
Name of Association or person or entity  
Managing Association*

By: Brett McAnally

Brett McAnally - Regional VP  
*Printed Name and Title of the Above Person*

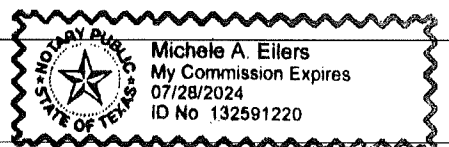
**BEFORE ME**, the undersigned notary public, on this the 5<sup>th</sup> day of February, 2024, acknowledged that this instrument was signed for the purposes and intent herein expressed.

[Signature]  
**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

Printed Name of Notary

My Commission

Expires



After recording, return to the managing agent:

RowCal Management

PO Box 421150

Minneapolis, MN 55442