

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
for  
**HOMESTEAD (LEANDER) MASTER COMMUNITY, INC.**

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Homestead (Leander) Master Community, Inc.
2. Name of project or subdivision: Homestead Master
3. Recording data for subdivision: Homestead, Phase 1, recorded as Document No. 2020028331 in the Official Public Records of Williamson County, Texas and Homestead, Phase 2, recorded as Document No. 2020160658 in the Official Public Records of Williamson County, Texas, and any amendments and supplements thereto as further described in the documents referenced in paragraph 4.
4. Recording data for the declaration and any/all amendments: Homestead Master Covenant (Residential) recorded as Document No. 2020069725, Homestead Development Area Declaration (Residential) recorded as Document No. 2020074305, and Homestead Notice of Applicability (Residential) (Phase 1) recorded as Document No. 2020104614, all in the Official Public Records of Williamson County, Texas.

5. Contact information for association's managing agent:

Name: PS Property Management  
Mailing address: 1490 Rusk Road Unit 301, Round Rock TX 78665  
Phone number: 512-251-6122  
Email address: info@psprop.net

6. Association website: [www.psprop.net](http://www.psprop.net)

7. Amount and description of all fees or charges by the association relating to a property transfer:

\$375 Resale Certificate  
\$75 Update to Resale Certificate  
\$170 New Account Setup Fee  
Working Capital Fee is equal to three months of the Annual Assessment


**Please plan ahead when ordering a resale certificate or update**, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. If the service is provided the fee will be \$125 for 1-day rush or \$75 for 5-day rush.

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than*

*instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.*

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

**HOMESTEAD (LEANDER) MASTER  
COMMUNITY, INC.**

By 

Printed name Rick Zilem

Title:      Officer      OR      Managing agent (circle one)

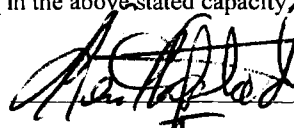
Date October 11, 2023

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on October 11,  
 20 23 by Rick Zilem Managing Agent in the above-stated capacity.

Notary signature



Notary Public for the State of

Texas

Printed name of notary

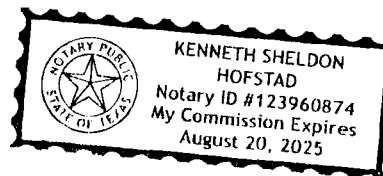
Kenneth Sheldon Hofstad

My commission expires

8-20-2026

After recording, please return to:

Niemann & Heyer LLP  
 1122 Colorado, Suite 313  
 Austin, TX 78701



/Volumes/File Server/CLIENTS/Homestead Leander Master/Management Certificate 2023/ManagementCert  
 2023.docx

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2023085655**

Pages: 4 Fee: \$34.00

10/13/2023 08:31 AM

JDISHER



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas