

**Crescent Bluff Property Owners Association, Inc MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Crescent Bluff Property Owners Association, 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:** Crescent Bluff

**Name of the Association:** Crescent Bluff Property Owners Association, Inc

**Recording Data for Association:**

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

- (a) Crescent Bluff Section 1. Doc 201702140.
- (b) Section 1, Document No. 2017021401, Sections 2&3, Document No. 2020004630

**Recording Data for Restrictions:**

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

- (a) Declaration and Agreement of Protective Covenants, Conditions, Restrictions and Easements. Doc 2017022451.
- (b) Construction and Design Regulations. Doc 2017022454.
- (c) First Amendment to Construction and Design Regulations. Doc 2020025331.
- (d) Certificate of Formation. Doc 2017027212.
- (e) Statement of Policies. Doc 2017027373.
- (f) Certificate of Annexation and Supplemental Declaration to Declaration and Agreement of Protective Covenants, Conditions, Restrictions and Easements. Doc 2020024778. 3/10/2020.

**Name and Mailing Address of the Association**

Crescent Bluff Property Owners Association, 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  
[AHCinfo@associa.us](mailto:AHCinfo@associa.us)

**Website Address of the Association**

[www.townsq.io/login](http://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 Entry Fee: \$200  
Resale Certificate: \$375

Resale Certificate Update: \$75

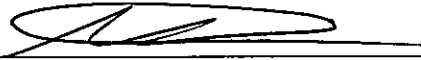
Legacy Account Closure Fee: \$220

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

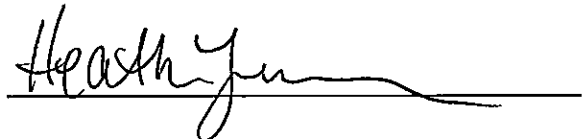
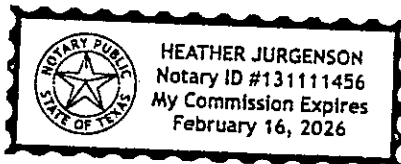
Crescent Bluff Property Owners Association, Inc, acting by  
and through its managing agent, Alliance Association  
Management



Alex Rix -- Branch President

STATE OF TEXAS           §  
                                     § COUNTY OF  
Williamson               §

This instrument was acknowledged before me on 20<sup>th</sup>, December 2022 by Alex Rix -- Branch President with Alliance Association Management, the managing agent for Crescent Bluff Property Owners Association, 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

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2023017224

PMC Fee: \$34.00  
03/06/2023 02:18 PM OSALINAS



  
Nancy E. Rister, County Clerk  
Williamson County, Texas

(45)  
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ERES  
5506 LUNA DR  
ROWLETT TX 75088