

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned Manager of the Association gives notice of the following information about the Association named below.

1. Name of Subdivision: BARTON CREEK ABC, WEST PHASE 1
2. Name of Association: THE BARTON CREEK ABC WEST COMMUNITY, INC. D/B/A WIMBERLYLANE

SUBASSOCIATION

3. The Recording Data for the Condominium/Subdivision and Declaration are as follows: **Volume 11324, Page 707, Real Property Records, Travis County Texas, and all amendments, supplements, and joinders thereto.**

4. Contact Information of Association Management: Name: Community Association Management
Mailing address: PO Box 92649, Austin, TX 79709
Phone number: 512-288-2376
Email address: jackb@camanagers.com

6. Association website: <https://www.wimberlylaneowners.com/>

5. Amount and description of all fees or charges by the association relating to property transfer:
- | | |
|---------------------------------|--------------------------------|
| Resale certificate fee: \$375 | Entry fee: n/a |
| Resale certificate update: \$75 | Working capital fee: n/s |
| Transfer fee: \$275 | Reserves contribution fee: n/a |



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Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, before 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.

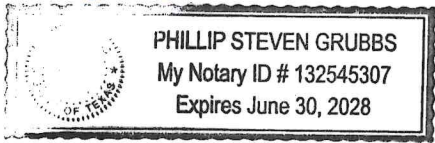
Please **plan when ordering a resale certificate or update**. By law, the association has 10 business days to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information and takes time to compile. The association has no duty to offer "rush" service. Should the requestor elect "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe will be charged. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. The fee will not exceed \$300.

This Management Certificate is filed of record in Travis County, Texas by the Manager of the Association. It shall be valid until a later Management Certificate is filed of record by the Association or by the person or entity managing the Association, or until a termination of the Management Certificate is filed of record, whichever is sooner.

By Jack Baker
JACK BAKER
Printed Name and Title

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 17th day of FEBRUARY, 2025
by JACK BAKER in the above-stated capacity.



Phillip Steven Grubbs
Notary Public Signature
Phillip Steven Grubbs
Printed Name of Notary Public

After recording, please return the original to the managing agent at the address stated in Section 6 and 7 above.

Ret.

BARTON CREEK ABC WEST COMMUNITY
PO BOX 92649
AUSTIN, TX 78709



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

2025020042 Feb 25, 2025 02:02 PM
Fee: \$29.00 BARTHOLOMEWD