

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR SECTION 3 BENBROOK RANCH COMMUNITY, INC.  
aka Savanna Ranch**

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

1. Legal name of owners association: SECTION 3 BENBROOK RANCH COMMUNITY, INC.
2. Name of project or subdivision: Savanna Ranch
3. Recording data for subdivision (Plat recording information for land subject to the deed restrictions): SEE EXHIBIT A.
4. Recording data for the declaration and any/all amendments: SEE EXHIBIT A.
5. Contact information for association's managing agent:

Name: Certified Management of Austin, LLC  
Address: 101 River Hills Drive, Georgetown, TX 78628  
Phone Number: 512-339-6962  
Email Address: [frontdesk@cmaaustin.com](mailto:frontdesk@cmaaustin.com)

6. Association website (if Association contains 60 or more lots or is professionally managed): cmaaustin.com
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale: \$375 (please note that if the property is in an HOA with a "master" and "sub" association a resale certificate is needed for both associations)

Refinancing statement: \$100

Questionnaire: \$100 - \$300

Resale certificate update: \$75 (due in advance)

Cancellation: \$50 (withheld if refund approved)

CondoCert service fees: \$29-\$40

Conveyance Fee: \$150

Conveyance fee if no resale certificate ordered: \$375

**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 it 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. The fee is \$150 if the service is offered

*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 replacement management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

On behalf of the Association:

By

Printed name

Laura FontenoTitle: Managing agent

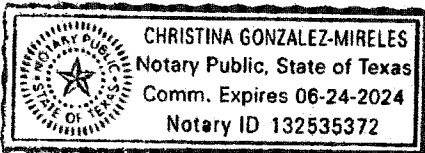
Date

8/30/2021

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on August 30<sup>th</sup>,  
 20 21 by Laura Fonteno in the above stated capacity.



Notary signature

Christina Gonzalez-Mireles

Notary Public for the State of

Texas

Printed name of notary

Christina Gonzalez-Mireles

My commission expires

6-24-2024

**EXHIBIT A**

**1. THE FOLLOWING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND AMENDMENTS RECORDED IN:**

Document Nos. 2013006960 (Master Covenant), 2013007213, 2013007214, 2014043303, 2014056235, 2015012892, 2015013696, 2016028418, and 2016028577

in the Official Public Records of Williamson County, Texas

**2. NOTICE OF DEDICATORY INSTRUMENTS RECORDED IN:**

Documents Nos. 2012104226, 2014005295, 2014050918, 2014100751, and 2016025900

in the Official Public Records of Williamson County, Texas and

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2022003438**

Pages: 4 Fee: \$34.00

01/07/2022 01:11 PM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas