



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

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Electronically Recorded

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

for

HOMEOWNERS' ASSOCIATION FOR DEER CREEK RANCH, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS and §
 §
 WILLIAMSON §

The undersigned, being the Managing Agent for Homeowners' Association for Deer Creek Ranch, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivisions: The name of the subdivision are as follows:

Ranch at Deer Creek, Phase One (1), Section One (1).
Ranch at Deer Creek, Phase One (1), Section Two (2).
Ranch at Deer Creek, Phase Two (2), Section One (1).
Ranch at Deer Creek, Phase Two (2), Section Two (2).
Ranch at Deer Creek, Phase Three (3), Section One (1).
Ranch at Deer Creek, Phase Three (3), Section Two (2).
Ranch at Deer Creek, Phase Three (3), Section Three (3).
Ranch at Deer Creek, Phase Three (3), Section Four (4).
Cypress Canyon Subdivision, Section One-A (1-A).
Cypress Canyon Subdivision, Section One-B (1-B).
Cypress Canyon Subdivision, Section Two (2).
Cypress Canyon Subdivision, Section Three-A (3-A).
Cypress Canyon Subdivision, Section Three-B (3-B).
Cypress Canyon Subdivision, Section Three-C (3-C).
Cypress Canyon Subdivision, Section Four (4).

2. Name of Association: The name of the Association is Homeowners' Association for Deer Creek Ranch, Inc.

3. Recording Data for the Subdivision:

Acreage in Travis County, Texas and Williamson County, Texas, described by metes and bounds in Exhibit "A" attached to the Corrected Declaration filed in the Official Public Records of Real Property of Travis County, Texas under Clerk's File No. 2002196875.

Ranch at Deer Creek, Phase One (1), Section One (1), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document

No. 200000311 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Ranch at Deer Creek, Phase One (1), Section Two (2), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200100246 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Ranch at Deer Creek, Phase Two (2), Section One (1), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200000312 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Ranch at Deer Creek, Phase Two (2), Section Two (2), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200100287 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Ranch at Deer Creek, Phase Three (3), Section One (1), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200200264 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Ranch at Deer Creek, Phase Three (3), Section Two (2), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200300199 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Ranch at Deer Creek, Phase Three (3), Section Three (3), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200400011 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Ranch at Deer Creek, Phase Three (3), Section Four (4), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200400283 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Cypress Canyon Subdivision, Section One-A (1-A), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200400244 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Cypress Canyon Subdivision, Section One-B (1-B), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200400245 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Cypress Canyon Subdivision, Section Two (2), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200500046 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Cypress Canyon Subdivision, Section Three-A (3-A), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200500220 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Cypress Canyon Subdivision, Section Three-B (3-B), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200600344 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Cypress Canyon Subdivision, Section Three-C (3-C), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200700200 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Cypress Canyon Subdivision, Section Four (4), a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200600173 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (2) Correction of Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (3) Supplemental Declaration to the Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (4) Notice of Amendment to Staged Subdivision Area for Deer Creek Ranch Subdivisions.
- (5) Deer Creek Ranch Phase 1, Section 1 Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (6) Ranch at Deer Creek Phase 1, Section 2 Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.

- (7) Deer Creek Ranch Phase 2, Section 1 Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (8) Ranch at Deer Creek Phase 2, Section 2 Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (9) Deer Creek Ranch Phase 3, Section 1 Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (10) Deer Creek Ranch Phase 3, Section 2 Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (11) Deer Creek Ranch Phase 3, Section 3 Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (12) Deer Creek Ranch Phase 3, Section 4 Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (13) Cypress Canyon Subdivision, Section One-A Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (14) Cypress Canyon Subdivision, Section One-B Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (15) Cypress Canyon Subdivision, Section Two Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (16) Cypress Canyon Subdivision, Section 3-A Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (17) Cypress Canyon Subdivision, Section 3-B Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (18) Cypress Canyon Subdivision, Section 3-C Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.
- (19) Cypress Canyon Subdivision, Section 4 Supplemental Declaration to Deer Creek Ranch Master Declaration of Covenants, Conditions and Restrictions.

.b. Recording Information:

- (1) Travis County Clerk's File No. 200158907 and Williamson County Clerk's File No. 2000071140.
- (2) Travis County Clerk's File No. 2002196875.
- (3) Travis County Clerk's File No. 2003144201.
- (4) Travis County Clerk's File No. 2004142028.

- (5) Travis County Clerk's File No. 2001086536.
- (6) Travis County Clerk's File No. 2002196876.
- (7) Travis County Clerk's File No. 2001086537.
- (8) Travis County Clerk's File No. 2002196877.
- (9) Travis County Clerk's File No. 2002196874.
- (10) Travis County Clerk's File No. 2004131945.
- (11) Travis County Clerk's File No. 2004164641.
- (12) Travis County Clerk's File No. 2004197952.
- (13) Travis County Clerk's File No. 2004159296.
- (14) Travis County Clerk's File No. 2004159308.
- (15) Travis County Clerk's File No. 2005030513.
- (16) Travis County Clerk's File No. 2006142785.
- (17) Travis County Clerk's File No. 2007158910.
- (18) Travis County Clerk's File No. 2008023125.
- (19) Travis County Clerk's File No. 2006142786.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Homeowners' Association for Deer Creek Ranch, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage-Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
DEERCREE@CiraMail.com

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.ciranet.com/residentportal
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

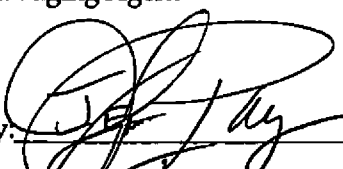
Description	Fee
Resale Certificate	\$ 310.00
Transfer Fee	\$ 325.00
Private Transfer Fee	\$ 75.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal

Executed on this 27 day of AUGUST, 2021.

HOMEOWNERS' ASSOCIATION FOR DEER CREEK RANCH, INC.

By: RealManage,
Managing Agent

By: 

Printed: JENNIFER PAYNE

Its: DIRECTOR OF COMMUNITY ASSOCIATION
MANAGEMENT

**This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.*

THE STATE OF TEXAS §
COUNTY OF Williamson §

BEFORE ME, the undersigned notary public, on this 27th day of August, 2021 personally appeared Jennifer Payne, CMCA Director of Community Association Management, of RealManage, Managing Agent for Homeowners' Association for Deer Creek Ranch, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas