STATE OF TEXAS COUNTY OF WILLIAMSON

## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE for WESTSIDE AT BUTTERCUP CREEK HOMEOWNER'S ASSOCIATION, INC.

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

§

- Legal name of owners association: Westside at Buttercup Creek Homeowner's Association, Inc.
- Name of project or subdivision: Westside at Buttercup Creek 2.
- Recording data for subdivision (Plat recording information for land subject to the deed restrictions): SEE 3. EXHIBIT A.
- 4. Recording data for the declaration and any/all amendments: SEE EXHIBIT A.
- Contact information for association's managing agent: 5.

Name:

Goodwin Management, Inc.

Mailing address: 11950 Jollyville Road, Austin, TX 78759

Phone number:

855-289-6007

Email address:

info@goodwintx.com

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

\$375 resale certificate; \$75 resale certificate update; \$30 service fee; compliance inspection fee \$120; \$250 transfer fee (association); \$275 transfer fee (management).

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. This is a fee not related to transfer of a lot but related to providing a service at an accelerated rate over and above that required by law. Any rush fee will not exceed \$300 for 1-day rush; \$200 for 3-day rush; \$100 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.

WESTSIDE AT BUTTERCUP CREEK HOMEOWNER'S ASSOCIATION, INC.	
By Printed name	n Smitherman
Title: Officer OF	Managing agent (circle one)
Date 9:20:21	
STATE OF TEXAS §	
COUNTY OF WILLIAMSON §	
This instrument was acknowledged before me on September 20	
20_21 by Jim Smitherman	in the above stated capacity.
	Notary signature Elizabeth a. Escaulle
ELIZABETH A. ESCAMILLA	Notary Public for the State of Texas
Notary Public State of Texas Commission # 128403940  Notary Public for the State of Figure 128403940  Flizabeth A Fscanilla	
Commission and	Printed name of notary Elizabeth A. Escamilla
	My commission expires October 8, 2022

After recording, please return to:

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

## Exhibit A

## **BUTTERCUP CREEK**

- The following Declaration of Covenants, Conditions, and Restrictions recorded in Vol./Pg. 2576/603, 2576/669, Inst. 9548502, 9602717, 9650214, 9650215, 9720310, 9747289, 9864223, 2000035984, 2000004179, 2001026618, 2001026619, 2001026620, 2001037370, 2002001046, 2002096285, 2002096286, 2003101050, 2005016059, 2005049451, 2005054312, 2006018991, 2006018992, 2006018993, 2008088961, 2011074118, 2012029365, 2013058663, Official Public Records Williamson County, Texas.
- Notice of Dedicatory Instruments recorded in Vol./Pg. K/325, L/272, L/307, M/148, N/360, N/368, P/343, Q/338, R/56, R/59, S/185, T/258, T/266, T/269, T/285, W/126, W/129, W/140, W/169, X/39, Y/24, Y/220, Z/25, Z/286, Z/391, BB/32, CC/158, EE/33, EE/37, EE/379, Inst. 2005065627, 2007036168, 2012027784, 2012036738, 2012061416, 2013057591, Official Public Records Williamson County, Texas.
- 3. The following amendment(s), if any, to the Declaration of Covenants, Conditions, and Restrictions recorded in Inst. 9742008, 9749845, 9753269, 2000035982, 2000035983, 2006030399, Official Public Records Williamson County, Texas.

/Volumes/File Server/CLIENTS/Westside@ButtercupCreek/Rules Legislative 2021/ManagementCertWestsideatButtercupCreekHomeowner'sAssociation,Inc.2021 (with Ex.A).doc

## ELECTRONICALLY RECORDED OFFICIAL PUBLIC RECORDS 2021152131

Pages: 4 Fee: \$34.00 10/05/2021 09:51 AM PKINNE

Nancy E. Rister, County Clerk Williamson County, Texas

Daney E. Ruter