

MANAGEMENT CERTIFICATE
OF
RANCHO SIENNA MASTER COMMUNITY, INC.

The undersigned, being an officer of Rancho Sienna Master Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Rancho Sienna.
2. The name of the Association: Rancho Sienna Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Williamson County, Texas, made subject to that certain Rancho Sienna Amended and Restated Master Covenant, recorded under Document No. 2015046884 in the Official Public Records of Williamson County (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Rancho Sienna Master Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Goodwin & Company
Mailing Address: PO Box 203310, Austin, TX 78720
Telephone Number: 855-289-6007
Email Address: info@goodwintx.com

7. Website to access the Association's dedicatory instruments: www.myranchosienna.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment – \$300.00

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

Resale Update Fee: \$75

Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$300 / 3 business days: \$200 / 5 business days: \$100

Compliance Inspection Fee (optional): \$120

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

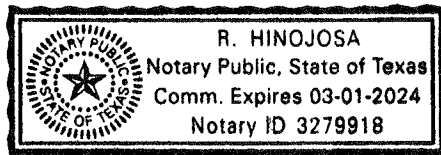
RANCHO SIENNA MASTER COMMUNITY, INC., a
Texas nonprofit corporation

By: Rita G. Brandin
Name: Rita G. Brandin
Title: President

STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me this 13th day of September, 2021 by Rita Brandin, President of Rancho Sienna Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



R. Hinojosa
Notary Public Signature

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM

EXHIBIT "A"**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Rancho Sienna Amended and Restated Master Covenant, recorded as Document No. 2015046884, Official Public Records of Williamson County, Texas.
2. Rancho Sienna [Section 5A] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded, as Document No. 2014022272, Official Public Records of Williamson County, Texas.
3. Rancho Sienna [Section 5B] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014035525, Official Public Records of Williamson County, Texas.
4. Rancho Sienna Designation of Property as Master Community Facilities [10.102 Acres, Abstract No. 5], recorded as Document No. 2014054479, Official Public Records of Williamson County, Texas.
5. Rancho Sienna [Section 3] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078533, Official Public Records of Williamson County, Texas.
6. Rancho Sienna [Section 7] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078527, Official Public Records of Williamson County, Texas.
7. Rancho Sienna [Section 9] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078534, Official Public Records of Williamson County, Texas.
8. Rancho Sienna Adoption of Working Capital Assessment, recorded as Document No. 2014098106, Official Public Records of Williamson County, Texas.
9. Rancho Sienna [Section 8] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014099828, Official Public Records of Williamson County, Texas.
10. Rancho Sienna [Section 8] Amendment to Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014103987, Official Public Records of Williamson County, Texas.
11. Rancho Sienna [Section 6] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014103334, Official Public Records of Williamson County, Texas.

EXHIBIT "A"

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12. Notice of Declarant Designee as Rancho Sienna Reviewer, recorded as Document No. 2015042236, Official Public Records of Williamson County, Texas.
13. Notice of Easement Designation for Subdivision Entry Facilities, Fencing and Landscaping as Rancho Sienna Reviewer, recorded as Document No. 2015042239, Official Public Records of Williamson County, Texas.
14. Amendment to the Declaration of Residential Restrictions, recorded as Document No. 2015084251, Official Public Records of Williamson County, Texas.
15. Rancho Sienna [Section 4, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded, as Document No. 2015109611, Official Public Records of Williamson County, Texas.
16. Rancho Sienna [Section 14, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2015109612, Official Public Records of Williamson County, Texas.
17. Rancho Sienna [Section 15] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2015109613, Official Public Records of Williamson County, Texas.
18. Rancho Sienna Second Amended and Restated Notice of Service Area [Service Area No. 8], recorded as Document No. 2016084391, Official Public Records of Williamson County, Texas.
19. Rancho Sienna [Section 4, Phase 2] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2016088293, Official Public Records of Williamson County, Texas.
20. Rancho Sienna [Section 11, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2016088294, Official Public Records of Williamson County, Texas.
21. Second Amendment to the Declaration of Residential Restrictions, recorded as Document No. 2017011648, Official Public Records of Williamson County, Texas.
22. Rancho Sienna [Section 11, Phase 2] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092679, Official Public Records of Williamson County, Texas.
23. Rancho Sienna [Section 18B] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092671, Official Public Records of Williamson County, Texas.
24. Rancho Sienna [Section 16] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092661, Official Public Records of Williamson County, Texas.

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25. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Section 17], recorded as Document No. 2018026525, Official Public Records of Williamson County, Texas.
26. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Sections 14, Phase 2], recorded as Document No. 2018047772, Official Public Records of Williamson County, Texas.
27. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Sections 11, Phase 3], recorded as Document No. 2018054537, Official Public Records of Williamson County, Texas.
28. Notice of Applicability [Residential], recorded as Document No. 2018078096, Official Public Records of Williamson County, Texas.
29. Non-Material Correction to Notice of Applicability [Residential], recorded as Document No. 2018081537, Official Public Records of Williamson County, Texas.
30. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration (Residential) [Sections 13A and 13B], recorded as Document No. 2019012298, Official Public Records of Williamson County, Texas.
31. Rancho Sienna Amended and Restated Community Manual, recorded as Document No. 2019021659, Official Public Records of Williamson County, Texas.
32. Second Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2019021911, Official Public Records of Williamson County, Texas.
33. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration (Residential) [Sections 18A], recorded as Document No. 2019030303, Official Public Records of Williamson County, Texas.
34. First Amendment to Notice of Applicability [Residential] [Section 19A], recorded as Document No. 2019097122, Official Public Records of Williamson County, Texas.
35. Rancho Sienna Notice of Applicability, recorded as Document No. 2019123690, Official Public Records, Williamson County, Texas
36. Rancho Sienna Notice of Applicability [Section 12A, Phase 2], recorded as Document No. 2019123690, Official Public Records, Williamson County, Texas
37. Rancho Sienna Notice of Applicability [Section 12B], recorded as Document No. 2020013860, Official Public Records, Williamson County, Texas
38. Rancho Sienna – First Supplement to Amended and Restated Community Manual, recorded as Document No. 2021139383, Official Public Records of Williamson County, Texas.

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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021145224

Pages: 7 Fee: \$41.00

09/23/2021 12:20 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas