

**Management Certificate
(Texas Property Code Section 209.004)**

Name of Subdivision:	Wells Branch
Subdivision Recording Data:	The plat of the Subdivision recorded in Volume 100, Page 399 of the real property records of Travis County, Texas
Declaration and Declaration Amendment Recording Data:	The Declaration recorded in Volume unknown, Page unknown of the real property records of Travis County, Texas
Name of Association:	Wells Branch Association, Inc.
Mailing Address of Association:	c/o Sarah Hansen P.O. Box 2331 Pflugerville, Texas 78691
Name of Person Managing Association or Association's Designated Representative:	Vanguard Texas, Inc.
Mailing Address, Telephone Number, and Email Address of Managing Association or Association's Designated Representative:	P.O. Box 2331 Pflugerville, Texas 78691 512-200-9003 info@vanguardtexas.net
Website Address of Any Internet Website on Which Association's Dedicatory Instruments Are Available:	www.vanguardtexas.net
Amount and Description of Fee or Fees Charged by Association Relating to Property Transfer in Subdivision:	<ul style="list-style-type: none">• New account setup fee establishing new owner's account in the association's records: \$550• Resale Certificate: \$500• Resale Certificate Update: \$300• Legacy Account Closure Fee: \$300• Finance Statement of Account: \$300• Expedite Fee for Resale Certificate prior to 10 business days delivery obligation: \$500 for 1 day expedite, \$300 for 3 day expedite.

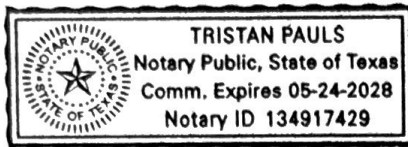
By: 
Sarah Hansen


STATE OF TEXAS)

COUNTY OF ~~TRAVIS~~)

Kendall

This instrument was acknowledged before me on November 11, 2024, by Sarah Hansen, the Managing Agent of Wells Branch Association, Inc., a nonprofit corporation, on behalf of said corporation.




Notary Public, State of Texas
My commission expires: 5/24/2028

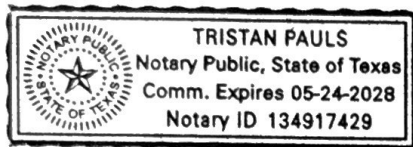
DECLARATION OF AUTHENTICITY

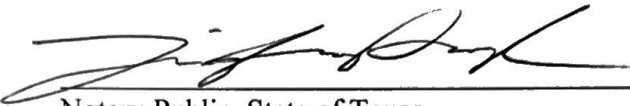
STATE OF TEXAS)

COUNTY OF ~~TRAVIS~~)
 Kendall

The attached document, Management Certificate, dated November 11, 2024 and containing information confirming to Section 209.004, is a true and correct copy of an electronic record printed by me or under my supervision. At the time of printing, no security features present on the electronic record indicated any changes or errors in an electronic signature or other information in the electronic record after the electronic record's creation or execution. This declaration is made under penalty of perjury.

SIGNED this 11th day of November, 2024





Notary Public, State of Texas
My commission expires: 5/24/2028