

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. Name of the Condominium/Subdivision: Velsa Ranch Condominiums

2. Name of the Association: Velsa Ranch Condominium Association

3. Condominium Location: 12301 West Parmer Ln, Cedar Park, TX 78613

4. Recording data for the Declaration and Amendments to the Declaration:

1. Declaration of Restrictive Covenants of the Vesla Ranch Subdivision, recorded in Document no. 2024082782;
2. First Amendment to Declaration of Restrictive Covenants of the Vesla Ranch Condominiums, recorded in Document no. 2024088997;
3. Second Amendment to Declaration of Restrictive Covenants of the Vesla Ranch Subdivision, recorded in Document no. 20241000377;
4. Third Amendment to Declaration of Restrictive Covenants of the Vesla Ranch Condominiums, recorded in Document no. 2025035450;
5. Fourth Amendment to Declaration of Restrictive Covenants of the Vesla Ranch Condominiums, recorded in Document no. 2025090463, Official Public Records of Williamson County, Texas.

5. Mailing Address of the Association: Velsa Ranch Condominium Association, c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310

6. Name, mailing address, phone number & email for designated representative:

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
info@goodwin-co.com

7. Website address where all dedicatory instruments can be found:

<https://avefr.sites.townsq.io/> or <https://www.goodwin-co.com>, use the "find my community" search bar to locate the community webpage

8. Fees charged by Association related to a property transfer:

Resale Certificate: \$375

Resale Certificate Update: \$75

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

- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

Refinance Fee: \$120

Statement of Account: \$120

Transfer Fees: \$340

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.

Signed this 16th day of December 2025.

Velsa Ranch Condominium Association,
a Texas nonprofit corporation

By: Venkat Gudi
Printed Name: Venkat-Gudapuri
Title: President

STATE OF TEXAS

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§
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COUNTY OF WILLIAMSON

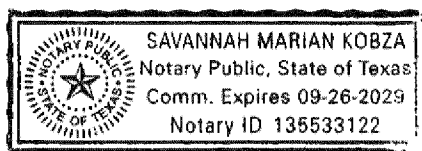
This instrument was signed before me on 12/16/25, and it was acknowledged that this Instrument was signed by Venkat Gudapuri, the President of **Velsa Ranch Condominium Association.**, a Texas nonprofit corporation for the purposes and intent herein expressed.

Savannah

Notary Public in and for the State of Texas

Notary Printed Name:

My Commission Expires: 09-26-2029



AFTER RECORDING RETURN

Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025099952

Pages: 3 Fee: \$29.00

12/17/2025 01:54 PM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas