

**Property Owner's Association Management Certificate and  
Notice of Dedicatory Instruments, Fees for Resale Certificates, Fees for Subdivision /  
Association Information Request and Fees For Record Production and Copying  
(Texas Property Code Sections 209.004 and 209.005)**

THE STATE OF TEXAS     §  
COUNTY OF BASTROP     §

**Date of this Instrument:**                     August 15, 2022

**Name of Subdivision:**                     BIG SKY RANCH

<b>Subdivision Recording Data:</b>	The plat of the Subdivision recorded in Cabinet 6, Page or Slide 172-B, Plat Records, of Bastrop County, Texas
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<b>Declaration and Dedicatory Instruments Recording Data:</b>	The Declaration is recorded in/ under Document Number 201915394 of the Official Public Records of Bastrop County, Texas and the other Dedicatory Instruments recorded therewith include: The Certificate of Formation of the Association and the Association Bylaws . The Dedicatory Instruments consist of the Declaration (and the rules and regulations set forth therein), the Association's Certificate of Formation the Association's Bylaws and this Property Owner's Association Management Certificate and Notice of Dedicatory Instruments, Fees for Resale Certificates, Fees for Subdivision / Association Information Request and Fees For Record Production and Copying
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**Name of Property Owners Association:**                     Kovar Big Sky Owners Association, Inc.,  
a Texas non-profit corporation (the "**Association**")

**Mailing Address of Property Owners Association:**                     P.O. Box 372, Smithville, Texas 78957-0372

<b>Property Owners Association Designated Representative:</b>	Charles Simmons
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**Mailing Address of Property Owners**

**Association's Designated  
Representative:**

P.O. Box 372, Smithville, Texas 78957-0372

**Property Owners  
Association Web Site:**

None

**Lot Transfer Fees:**

\$4,000.00 for any sale or transfer of a Lot in the Subdivision occurring on or after September 31, 2022 is due to the Association

**Resale Certificate or  
Subdivision/Association  
Information Request:**

\$375.00 for resale certificate or request for subdivision information required under Texas Property Code Section 207.003 or request for Subdivision information, declaration, restrictions and/or bylaws or other Dedicatory Instruments of the Property Owners Association under Texas Property Code Section 207.003 requested on or after September 31, 2022 is due to the Association, but only in response to a request from a Subdivision lot owner, a Subdivision lot owner's agent or purchaser, purchaser's agent or title company or its agent involved in the purchase and/or sale of a lot in the Big Sky Ranch Subdivision and the Association may require reasonable evidence that the purchaser has contractual or other right to acquire a Lot in the Big Sky Ranch subdivision and may require prepayment of applicable fees for purposes of processing a request for resale certificate or subdivision information request, but the Association may not process such payment until such time as the certificate or requested information is available for delivery within the time prescribed in Texas Property Code Section 207.003 (a).

**Updates to Resale  
Certificate or  
Subdivision/Association  
Information Request:**

\$75.00 for updates to a resale certificate or request for subdivision information required under Texas Property Code Section 207.003 (c) or request for Subdivision information, declaration, restrictions and/or bylaws or other Dedicatory Instruments of the Property Owners Association under Texas Property Code Section 207.003 requested on or after September 31, 2022 is due to the Association, but the Association may not process such payment until such time as the updated certificate or requested information is available for

delivery within the time prescribed in Texas Property Code Section 207.003 (a).

**Record Production  
and Copying Charges:**

Standard Copy Paper \$0.10 per page; Legal or larger size copies \$0.50 per page; Thumb Drive/other magnetic media @ actual cost of storage device; Labor charge to locate, compile and provide information in excess of 50 pages is \$15.00 per hour; for Association Records Requests in hard copy or electronic form under Texas Property Code Section 209.005 when requested on or after September 31, 2022, but may not process such payment until such time as the requested information is available for delivery within the time prescribed in Texas Property Code Section 209.005. (e) (2) (a).

**Declarant's Control Period:** The Declarant's Control Period ended on August 15, 2022.

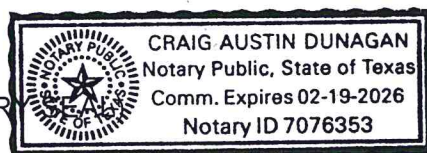
Kovar Big Sky Owners Association, Inc.,

By: \_\_\_\_\_  
Charles Simmons, President

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the day of 15th August, 2022, by Charles Simmons, President of Kovar Big Sky Owners Association, Inc., a Texas not for profit corporation on behalf of said not for profit corporation.

(INK STAMP NOTARY)



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Notary Public / State of Texas

*Craig Austin Dunagan*

(Name: Printed or Typed)

My Commission Expires: 2-19-2026

**AFTER RECORDING RETURN TO:**

Craig A. Dunagan  
Dunagan ▲ Childs  
2004 Lakeshore Drive  
Austin, TX 78746