

MANAGEMENT CERTIFICATE
OF
WELLSPRING RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Wellspring Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Wellspring.
2. The name of the Association: Wellspring Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Williamson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Wellspring, recorded as Document No. 2022112861 in the Official Public Records of Williamson County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Wellspring Residential Community, Inc., c/o Somerset Association Management, 5401 N. Central Expressway, Suite 260, Dallas, TX 75205.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Wellspring Residential Community, Inc., c/o Somerset Association Management
Mailing Address:	5401 N. Central Expressway, Suite 260, Dallas, TX 75205
Attn.:	Alfred D. Wiles
Telephone Number:	214-239-4531
Email Address:	awiles@somersetassociations.com

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

Working Capital Assessment - 2x months Regular Assessments

New Home Transfer Fee - \$220.00

Resale Certificate Fee - \$340.00

Lender Questionnaire - \$150.00

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.

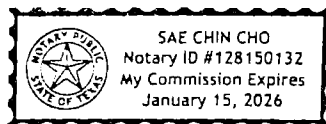
WELLSPRING RESIDENTIAL COMMUNITY, INC., a Texas
nonprofit corporation

By: [Signature]
Printed Name: Taylor Wilson
Title: President

THE STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me this 11 day of April, 2023, by
Taylor Wilson, President of Wellspring Residential Community, Inc., a Texas nonprofit corporation, on
behalf of said corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Wellspring, recorded as Document No. 2022112861, Official Public Records of Williamson County, Texas.
2. Wellspring Community Manual, recorded as Document No. 2023028495, Official Public Records of Williamson County, Texas.
3. Wellspring Adoption of Working Capital Assessment, recorded as Document No. 2023028554, Official Public Records of Williamson County, Texas.

ATTACHMENT 1

WELLSPRING RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023033067

Pages: 4 Fee: \$34.00

04/26/2023 01:27 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas