

LEANDER ESTATES

LEANDER ESTATES COMMUNITY ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent for Leander Estates Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the “*Association*”), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Leander Estates.
2. Name of Association: The name of the Association is Leander Estates Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit A, attached to the “First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Leander Estates”, recorded in the Official Public Records of Williamson County, Texas under Clerk’s File No. 2024067270 and in the Official Public Records of Travis County, Texas under Clerk's File No. 2024093805 (which Exhibit A is incorporated herein by this reference).
4. Recording Data for the Declaration:*
 - a. First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Leander Estates, Williamson County Clerk’s File No. 2024067270, and Travis County Clerk’s File No. 2024093805.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Leander Estates Community Association, Inc., 11200 Richmond Ave., Ste. 100, Houston, Texas 77082.
6. Contact Information for the Association’s Designated Representative: The contact information of the designated representative of the Association is: Leander Estates Community Association, Inc., c/o Jim McVaugh; Address: 11200 Richmond Ave., Ste. 100, Houston, Texas 77082; Phone Number: 713-682-2777; Email Address: jim@mcvaugh.com or tteran@mcvaugh.com.
7. Association Website: The Association’s Dedicatory Instruments are available to Members online at: www.leanderestatesca.com.

8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Fee	Amount
Resale Certificate	\$375.00
Resale Certificate Update	\$75.00
Transfer Fee	\$250.00
Refinance Fee	\$250.00
Capitalization Fee	100% of the then-current Annual Assessment. Some exemptions may apply. The Capitalization Fee for 2024 is \$1,400.00. For future years, the Capitalization Fee must be verified with the Association.

Executed on this 11th day of September, 2024.

LEANDER ESTATES COMMUNITY ASSOCIATION,
INC., a Texas nonprofit corporation

By: [Signature]

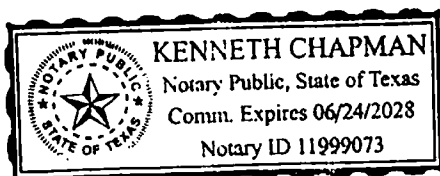
Printed: James McVaugh

Its: President

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 11th day of September, 2024 personally appeared James McVaugh the President of Leander Estates Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024074885

Pages: 3 Fee: \$29.00

09/20/2024 08:34 AM

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas