

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
WATER RIDGE PROPERTY OWNER'S ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF LLANO §

The undersigned, being the President for Water Ridge Property Owner's Association, a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The names of the subdivisions are Water Ridge, Diamond S Ranch and The Cliffs at Water Ridge.
2. Name of Association: The name of the Association is Water Ridge Property Owner's Association.
3. Recording Data for the Subdivision:
 - a. Diamond S Ranch, a subdivision in Llano County, Texas according to the map or plat thereof recorded in Volume 20, Pages 22-23 of the Plat Records of Llano County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Water Ridge, Section One (1), a subdivision in Llano County, Texas according to the map or plat thereof recorded in Volume 15, Pages 13-14 of the Plat Records of Llano County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Water Ridge, Section Two (2), a subdivision in Llano County, Texas according to the map or plat thereof recorded in Volume 15, Page 15 of the Plat Records of Llano County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. The Cliffs at Water Ridge, Section One (1), a subdivision in Llano County, Texas according to the map or plat thereof recorded in Volume 17, Pages 94-97 of the Plat Records of Llano County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. 114.15 acres of land commonly referred to as The Cliffs at Water Ridge, Section Two (2) as described by metes and bounds on Exhibit "A" attached to the "Declaration of Annexation of The Cliffs at Water Ridge" recorded in the Official Public Records of Real

Property of Llano County, Texas under Clerk's File No. 08-5568
(which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Diamond S Ranch.
- (2) Amendment to Declaration of Covenants, Conditions and Restrictions for Diamond S Ranch.
- (3) Declaration of Covenants, Conditions and Restrictions Water Ridge, Section One.
- (4) Declaration of Covenants, Conditions and Restrictions Water Ridge, Section Two.
- (5) Declaration of Covenants, Conditions and Restrictions The Cliffs at Water Ridge, Section One.
- (6) Declaration of Annexation of The Cliffs at Water Ridge.
- (7) Declaration of Annexation of Water Ridge Section Two and Diamond S. Ranch.

b. Recording Information:

- (1) Llano County Clerk's File No. 11-01811.
- (2) Volume 1543, Page 4641, *et seq.* in the Official Public Records of Real Property of Llano County, Texas.
- (3) Llano County Clerk's File No. 04-10609.
- (4) Llano County Clerk's File No. 04-10610.
- (5) Llano County Clerk's File No. 08-1180.
- (6) Llano County Clerk's File No. 08-5568.
- (7) Llano County Clerk's File No. 17-03015.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Water Ridge Property Owner's Association, P.O. Box 397, Buchanan Dam, Texas 78609.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Laurence Palazzolo c/o Water Ridge Property Owner's Association. Address: P.O. Box 397, Buchanan Dam, Texas 78609. Phone No.: 512.297.5107. Email Address: waterridgepoa@gmail.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: <https://www.waterridgepoa.com>.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$ 150.00
Private Transfer Fee	\$ 150.00

Resale certificates are requested via email to waterridgepoa@gmail.com.

Executed on this 20 day of Sept, 2021.

**WATER RIDGE PROPERTY
OWNER'S ASSOCIATION**

By: Laurence Palazzo

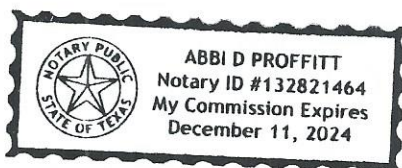
Printed: Laurence Palazzo

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 §
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COUNTY OF Uano §

BEFORE ME, the undersigned notary public, on this 20 day of Sept, 2021 personally appeared Laurence Palazzo President of Water Ridge Property Owner's Association, 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.



Abbi D Proffitt
Notary Public in and for the State of Texas

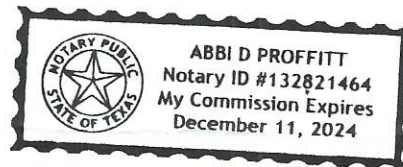
WATER RIDGE PROPERTY
OWNER'S ASSOCIATION

By: Julia Lynette Lawson
Printed: Julia Lynette Lawson
Its: Vice President/Treasurer

THE STATE OF TEXAS §
COUNTY OF LLANO §

BEFORE ME, the undersigned notary public, on this 20 day of Sept, 2021 personally appeared Julia Lynette Lawson of Water Ridge Property Owner's Association, 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.

Abbi D Proffitt
Notary Public in and for the State of Texas



✓ Water Ridge POA
Attn: Treasurer
P.O. Box 397
Buchanan Dam Tx
78609

STATE OF TEXAS
COUNTY OF LLANO
FILED AND RECORDED AT 4:32 O'CLOCK P M. ON
THE 20 DAY OF SEPTEMBER A.D. 2021.
I hereby certify that this instrument was FILED on the date and at the time stamped hereon
by me and was duly RECORDED in the Official Public Records of Llano County, Texas.
INSTRUMENT NO: 21 08956
BY Marci Hadeler 4
COUNTY CLERK, LLANO CO., TEXAS
BY Latash, DEPUTY NO OF PAGES. 4