

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Oct 03, 2024 04:29 PM Fee: \$41.00

2024110320

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
SCHRAMM RANCH II HOA, INC. DBA RIDGE AT ALTA VISTA HOA

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent of Schramm Ranch II HOA, Inc. dba Ridge at Alta Vista HOA, 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 name of the subdivision is The Ridge at Alta Vista.
2. Name of Association: The name of the Association is Schramm Ranch II HOA, Inc. dba Ridge at Alta Vista HOA.
3. Recording Data for the Subdivision:
 - a. The Ridge at Alta Vista, a subdivision in Travis County, Texas according to map or plat thereof recorded under Document No. 200300235 in the Official Public Records of Travis County, Texas, , as amended under Document No. 200400253 in the Official Public Records of Travis County, Texas, SAVE AND EXCEPT Lots 1, 2, 26, 27, 54, 111, 112 and 166 through 169, Block A and Lot 34A, Block D, and all amendments to or replats of said maps or plats, if any.
 - b. Lot 2A in The Enclave at Alta Vista, a subdivision in Travis County, Texas according to map or plat thereof recorded under Document No. 200400252 in the Official Public Records of Travis County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:
 - a. Documents:
 - (1) Amended and Restated Master Declaration of Covenants, Conditions and Restrictions Schramm Ranch.
 - (2) First Amendment to Alta Vista Master Covenant.
 - (3) Second Amendment to Alta Vista Master Covenant.
 - (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Schramm Ranch (AKA Alta Vista).

- (5) Alta Vista Executive/Estate Lots Development Area Declaration.
- (6) Alta Vista Executive/Estate Lots First Amendment to Development Area Declaration.
- (7) Alta Vista Condominium Regime Notice of Applicability.

b. Recording Information:

- (1) Travis County Clerk's File No. 2005096894.
- (2) Travis County Clerk's File No. 2005127780.
- (3) Travis County Clerk's File No. 2005157849.
- (4) Travis County Clerk's File No. 2005129991.
- (5) Travis County Clerk's File No. 2005098555.
- (6) Travis County Clerk's File No. 2009123780.
- (7) Travis County Clerk's File No. 2006031915.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Schramm Ranch II HOA, Inc. dba Ridge at Alta Vista HOA c/o RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380
866.473.2573
SCHRANCH@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at: www.ciranet.com/residentportal.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
Resale Certificate Update Fee	\$75.00
Managing Agent Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

Document Fee	\$200.00
Working Capital Assessment [1 st Amendment to Declaration, Article 5, Section 5.04]	Each Owner (other than Declarant) of a Lot will pay a one-time Working Capital Assessment to the Association in the amount of \$1,000.00, and each Owner (other than Declarant) of a Condominium Unit will pay a one-time Working Capital Assessment to the Association in the amount of \$200.00. The Working Capital Assessment will be due and payable to the Association immediately upon each transfer of title to the Lot or Condominium Unit. Some exemptions may apply.

Resale Certificates are requested via the RealManage, LLC Closing Portal at www.realmanage.com/closingportal.

Executed on this 1 day of OCTOBER, 2024.

SCHRAMM RANCH II HOA, INC. DBA
RIDGE AT ALTA VISTA HOA

By: RealManage, LLC, Managing Agent

By: 

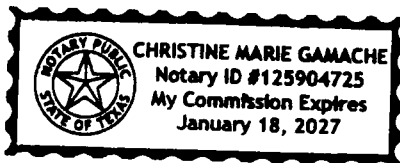
Printed: SEAN LEE TAYLOR

Its: DIRECTOR of Community Management

*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 Williamson §

BEFORE ME, the undersigned notary public, on this 1st day of October
2024 personally appeared Jennifer Payne
Director, of RealManage, LLC, Managing Agent of Schramm Ranch II
 HOA, Inc. dba Ridge at Alta Vista HOA, 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.



Christine Marie Gamache
 Notary Public in and for the State of Texas