

MANAGEMENT CERTIFICATE
OF
THE DEPOT TOWNHOMES COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of The Depot Townhomes Community Association, Inc., a Texas non-profit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Depot Townhomes
2. The name of the Association: The Depot Townhomes Community Association, Inc., a Texas non-profit 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 The Depot Townhomes, recorded as Document No. 2019111118, 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: The Depot Townhomes Community Association, Inc., c/o Goodwin & Company, PO Box 203310 Austin, Texas 78720-3310.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name:	The Depot Townhomes Community Association, Inc., c/o Goodwin & Company
Attention:	Austin Andres
Mailing Address:	11950 Jollyville Rd Austin, TX 78759
Telephone Number::	(737) 292-8438
Email Address:	<u>ADPOTmanager@Goodwintx.com</u>

Website to access the Association's dedicatory instruments: TBD

7. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment – 50% of the Regular Assessments for one year
Resale Certificate Fee – \$ 375
Transfer Fee - \$ 340

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.

**THE DEPOT TOWNHOMES COMMUNITY
ASSOCIATION, INC.,** a Texas non-profit corporation

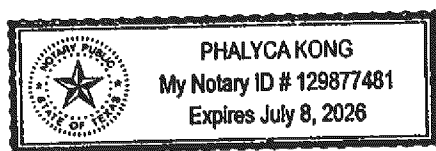
By: [Signature]
Name: Ross Wang
Title: Director

THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on 14th day of January, 2025, by Ross Wang, the Director of The Depot Townhomes Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead, PC
600 West 5th Street, Ste. 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Depot Townhomes, recorded under Document No. 2019111118, Official Public Records of Williamson County, Texas, as same may be amended or supplemented from time to time.
2. Assignment of Declarant's Rights for The Depot Townhomes, recorded under Document No. 2020017682, Official Public Records of Williamson County, Texas.
3. The Depot Townhomes Community Manual, recorded under Document No. 2024101321, Official Public Records of Williamson County, Texas, as same may be amended or supplemented from time to time.
4. The Depot Townhomes Adoption of Working Capital Assessment, recorded under Document No. 2024101154, Official Public Records of Williamson County, Texas, as same may be amended or supplemented from time to time.
5. Notice of Plat Recordation for The Depot Townhomes [Phase 1], recorded under Document No. 2024101178, Official Public Records of Williamson County, Texas, as same may be amended or supplemented from time to time.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025004591

Pages: 4 Fee: \$33.00

01/22/2025 09:25 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas