

**MANAGEMENT CERTIFICATE
OF
CANNON RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Cannon Ranch 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: Cannon Ranch.
2. The name of the association: Cannon Ranch Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Hays County, Texas, as more particularly described in the preamble of the Declaration of Covenants, Conditions and Restrictions for Cannon Ranch, recorded as Document No. 23037440, Official Public Records of Hays County, Texas.
4. The recording data for the documents: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Cannon Ranch Residential Community, Inc.; c/o Real Manage, 9601 Amberglen Blvd., Suite 150, Austin, Texas 78729.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Josephine Olinger
Mailing Address: 9601 Amberglen Blvd., Suite 150, Austin, Texas 78729
Telephone Number: (512) 219-1927
Email Address: Branch.Austin@ciramail.com

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

Working Capital Assessment - \$300.00; Transfer Fee/Conveyance Processing Fee - \$325.00; Resale Certificate Fee/Statement of Account Fee - \$250.00; Initial Review Fee - \$35.00; Modification Review Fee - \$35.00; Conveyance Document Fee with Statement of Account - \$375.00; and Document Rush Fee - \$200.00. The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 28th day of September, 2023.

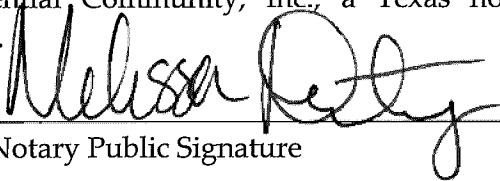
**CANNON RANCH RESIDENTIAL COMMUNITY,
INC.,** a Texas non-profit corporation

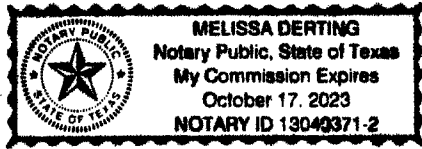
By: 
Frank Del Castillo, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 28 day of September, 2023, by Frank Del Castillo, the President of Cannon Ranch Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]


Notary Public Signature



AFTER RECORDING RETURN TO:
Kevin M. Flahive
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Cannon Ranch, recorded as Document No. 23037440, Official Public Records of Hays County, Texas.
2. Community Manual for Cannon Ranch, recorded as Document No. 23037526, Official Public Records of Hays County, Texas.
3. Adoption of Working Capital Assessment for Cannon Ranch, recorded as Document No. 23037527, Official Public Records of Hays County, Texas.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

23037559 CERTIFICATE
10/12/2023 10:17:02 AM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

