

**MANAGEMENT CERTIFICATE
OF
THE PRESERVE AT A THOUSAND OAKS MASTER COMMUNITY, INC.**

The undersigned, being an officer of The Preserve at a Thousand Oaks Master Community, Inc., a Texas nonprofit 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 Preserve at a Thousand Oaks.
2. The name of the Association: The Preserve at a Thousand Oaks Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Bell County, Texas, made subject to that certain The Preserve at a Thousand Oaks Master Covenant [Residential] recorded as Document No. 2025042315, Official Public Records of Bell County, Texas, as the same may be amended from time to time (the “**Covenant**”), by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: The Preserve at a Thousand Oaks Master Community, Inc., c/o The Management Trust, 9111 Jollyville Road, Suite 275, Austin, Texas 78759
6. The name, mailing address, telephone number and email address of the person managing the Association :

Name:	The Preserve at a Thousand Oaks Master Community, Inc., c/o The Management Trust
Attention:	Community Manager
Mailing Address:	9111 Jollyville Road, Suite 275, Austin, Texas 78759
Telephone Number:	512-230-3320
Email Address:	Amanda.harvey@managementtrust.com

7. Website to access the Association’s dedicatory instruments :
my.managementtrust.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 - \$350.00

Transfer Fee - \$200.00

Resale Certificate Fee - \$360.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

THE PRESERVE AT A THOUSAND OAKS MASTER
COMMUNITY, INC., a Texas nonprofit corporation

By: [Signature]
Name: Craig Langford II
Title: President

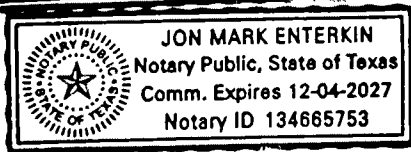
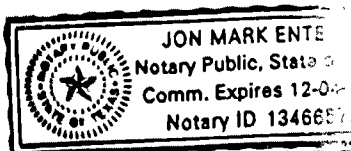
THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the 27 day of August, 2025, by Craig Langford II, President of The Preserve at a Thousand Oaks Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
600 W. FIFTH ST., STE. 900
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM

ATTACHMENT 1

1. The Preserve at a Thousand Oaks Master Covenant [Residential], recorded as Document No. 2025042315, Official Public Records of Bell County, Texas.
2. The Preserve at a Thousand Oaks Adoption of Working Capital Assessment recorded as Document No. 2025042324, Official Public Records of Bell County, Texas.
3. The Preserve at a Thousand Oaks Development Area Declaration [Residential], recorded as Document No. 2025042333, Official Public Records of Bell County, Texas.
4. The Preserve at a Thousand Oaks Community Manual, recorded as Document No. 2025042337, Official Public Records of Bell County, Texas.
5. The Preserve at a Thousand Oaks Notice of Applicability [Residential] recorded as Document No. 2025042377, Official Public Records of Bell County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE

THE PRESERVE AT A THOUSAND OAKS COMMUNITY, INC.



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2025042398

As

CERTIFICATE

Recorded On: August 29, 2025

Parties: PRESERVE AT A THOUSAND OAKS MASTER COMMUNITY INC

To PRESERVE AT A THOUSAND OAKS

Comment:

Billable Pages: 4

Number of Pages: 5

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$17.00
Total Fees:	\$22.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

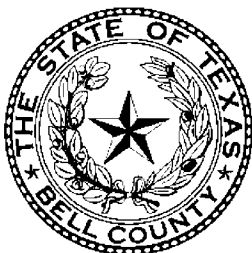
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2025042398
Receipt Number: 483018
Recorded Date/Time: 08/29/2025 11:20:25 AM
User / Station: fosterk - BCCCD0735

Record and Return To:

Winstead PC - Austin
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk