

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
RYAN'S CROSSING OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent for Ryan's Crossing Owners Association, Inc., 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 Ryan's Crossing.
2. Name of Association: The name of the Association is Ryan's Crossing Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Ryan's Crossing, Section One (1), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet S, Slides 273-274 of the Plat Records of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Ryan's Crossing, Section Two (2), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet S, Slides 275-276 of the Plat Records of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Ryan's Crossing, Section Three (3), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet T, Slides 355-357 of the Plat Records of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Ryan's Crossing, Section Four (4), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet U, Slides 272-274 of the Plat Records of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Ryan's Crossing, Section Five (5), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet V, Slides 280-283 of the Plat Records of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. Ryan's Crossing, Section Six (6), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet V, Slides 284-286 of the Plat Records of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions, and Restrictions Ryan's Crossing.

b. Recording Information:

- (1) Williamson County Clerk's File No. 2000039186.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Ryan's Crossing Owners Association, Inc. c/o FirstService Residential - Austin, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential - Austin, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735. Phone Number: 866.378.1099. Email Address: austin@fsresidential.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.fsresidential.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	Not to exceed \$350.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$100.00
Developer/Builder to Homeowner - Statement of Account (6-10 days; 3-5 days; 1-2	\$35.00; \$50.00; \$75.00

days)	
HOA Questionnaire (optional) - (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) - (Single Family)	\$100.00

Executed on this 23 day of January, 2024.

RYAN'S CROSSING OWNERS ASSOCIATION, INC.

By: FirstService Residential - Austin, Managing Agent

By: Kristie Rose-Tapp

Printed: Kristie Rose-Tapp

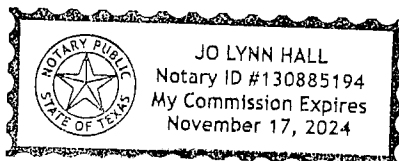
Its: President

*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 §

COUNTY OF Williamson §

BEFORE ME, the undersigned notary public, on this 23 day of January, 2024 personally appeared Kristie Rose-Tapp, Managing Agent of FirstService Residential - Austin, Managing Agent for Ryan's Crossing Owners Association, Inc., 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.



[Signature]
Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024006196

Pages: 4 Fee: \$37.00

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas