

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
GROVE AT BULL CREEK RESIDENTIAL COMMUNITY, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent of Grove at Bull Creek Residential Community, 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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Grove at Bull Creek.
2. Name of Association: The name of the Association is Grove at Bull Creek Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a. The Grove at Bull Creek Phase I, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2020157391 of the Official Public Records of Williamson County, Texas, and all amendments thereto and replats thereof, if any.
 - b. The Grove at Bull Creek Phase II, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2021146212 of the Official Public Records of Williamson County, Texas, and all amendments thereto and replats thereof, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions
The Grove at Bull Creek.
 - b. Recording Information:
 - (1) Williamson County Clerk's File No. 2020158167.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Grove at Bull Creek Residential Community, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: RealManage, Address: P.O. Box 803555 Dallas, Texas 75380-3555. Phone No.: 866.473.2573. Email Address: GROVEBUL@ciraMail.com
7. The Association's Dedicatory Instruments are available to Members online at:
[https:// https://www.ciranet.com/ResidentPortal/user/login?returnUrl=%2Fhome](https://www.ciranet.com/ResidentPortal/user/login?returnUrl=%2Fhome)
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 Fee	\$375.00
Transfer Fee	\$325.00
Refinance Fee	\$ 250.00
Statement of Account Fee	\$295.00
Working Capital Assessment [Declaration of Covenants, Conditions and Restrictions The Grove at Bull Creek Article 6, Section 6.8]	Each Owner of a Lot will pay a one-time Working Capital Assessment to the Association, in the amount of \$360.00. The Working Capital Assessment is due and payable to the Association upon the transfer of a Lot from one Owner to another. (expressly including any reconveyance of the Lot upon resale or transfer thereof).

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal

Executed on this 10th day of July, 2025.

GROVE AT BULL CREEK RESIDENTIAL COMMUNITY, INC.

By: RealManage, Managing Agent

By: Patricia Burton

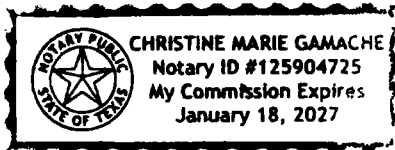
Printed: Patricia Burton

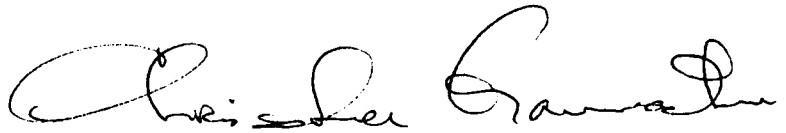
Its: Community Association Manager

*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 10th day of July, 2025 personally appeared Patricia Burton, of RealManage, Managing Agent for Grove at Bull Creek Residential Community, 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.




 Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025054313

Pages: 4 Fee: \$33.00

07/14/2025 01:32 PM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas