

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Somerville at Warner Ranch
2. **Name of the Association:** Somerville at Warner Ranch Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Warner Ranch Phase Two Section One, according to the plat recorded in Document No. 2014018170, Warner Ranch Phase Two Section Two, according to the plat recorded in Document No. 2015005673, Warner Ranch Phase Two Section Three, according to the plat recorded in Document No. 2017042616, Official Public Records of Williamson County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Document 2014057323, 2016006778, 2016068234, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Somerville at Warner Ranch Homeowners Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwintx.com

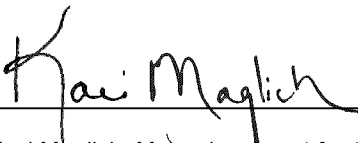
7. **Website address where all dedicatory instruments can be found:**

<https://asvw.sites.townsq.io/> or www.goodwintx.com, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Working Capital Charge: \$250
Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
Compliance Inspection Fee (optional): \$150
Transfer Fees: \$340
Access Deactivation Fee: \$20

This management certificate is filed of record in Williamson County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for Somerville at Warner Ranch Homeowners Association, Inc., Duly Authorized Agent
Signed: December 12, 2024

AFTER RECORDING RETURN TO:

Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was signed before me on 12/12/24, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: 
Notary Public, State of Texas



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024099120

Pages: 3 Fee: \$29.00

12/16/2024 08:25 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas