

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 20, 2024 10:00 AM Fee: \$33.00

2024067529

Electronically Recorded

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WELLS BRANCH RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC. (D/B/A
STONERIDGE WELLS BRANCH PROPERTY OWNERS ASSOCIATION, INC.)**

The undersigned, being an officer of Wells Branch Residential Property Owners Association, Inc. (d/b/a Stoneridge Wells Branch Property Owners Association, Inc.) (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: Wells Branch.
2. The name of the Association: Wells Branch Residential Property Owners Association, Inc. (d/b/a Stoneridge Wells Branch Property Owners Association, Inc.)
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Wells Branch Residential Property Owners Association, Inc. (d/b/a Stoneridge Wells Branch Property Owners Association, Inc.), c/o CSA Management, Inc., 9011 Mountain Ridge Dr., Ste. 200, Austin, TX 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: CSA Management, Inc.

Mailing Address: 9011 Mountain Ridge Dr., Ste. 200, Austin, TX 78759

Telephone Number: (512) 453-6566

Email Address: associations@csarealtygroup.com

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

Transfer Fee - \$250.00.

Resale Certificate - \$375.00.

Rush Fee - \$250.00

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

WELLS BRANCH RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC. (D/B/A STONERIDGE WELLS BRANCH PROPERTY OWNERS ASSOCIATION, INC.), a Texas non-profit corporation

By: K. McManus as Agent for WBRPOA

Name: K. McManus as Agent for WBRPOA

Title: Managing Agent

STATE OF TEXAS

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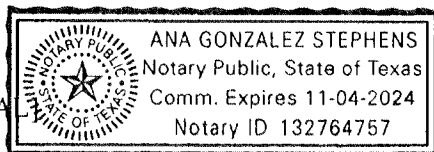
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COUNTY OF Trawis

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This instrument was acknowledged before me this 7 day of May, 2024 by K. McManus as Managing Agent of Wells Branch Residential Property Owners Association, Inc. (d/b/a Stoneridge Wells Branch Property Owners Association, Inc.), a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Ana Gonzalez Stephens
Notary Public Signature

AFTER RECORDING RETURN TO:

WINSTEAD PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

avaldes@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Wells Branch – Covenants, Conditions and Restrictions, recorded in Volume 12197, Page 0452, Film Number 00005148278, Official Public Records of Travis County, Texas.
2. Wells Branch – First Amendment to Covenants, Conditions and Restrictions, recorded in Volume 12503, Page 0915, Film Number 00005322694, Official Public Records of Travis County, Texas.
3. Wells Branch – Supplemental Covenants, Conditions and Restrictions, recorded in Volume 12503, Page 0923, Film Number 00005322695, Official Public Records of Travis County, Texas.
4. Wells Branch – First Amended Bylaws, recorded as Document No. 2022152904, Official Public Records of Travis County, Texas.
5. Wells Branch – Records Retention Policy, recorded as Document No. 2022156980, Official Public Records of Travis County, Texas.
6. Wells Branch – Correction Affidavit to the First Amended Bylaws, recorded as Document No. 2022170366, Official Public Records of Travis County, Texas.