

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

Avery Ranch West Condominium Community, Inc.
Management Certificate

This Property Owners' Association Management Certificate is being recorded by Avery Ranch West Condominium Community, Inc. (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

Name of the Subdivision: Avery Ranch West

Name of the Association: Avery Ranch West Condominium Community, Inc.

Subdivision Location: Austin, Williamson County, Texas 78717

Recording Data for the Subdivision: Recorded in Document No. 2000060452 and 2001027523 in the Official Public Records of Williamson County, Texas.

Recording Data for the Declaration is:

Recorded in Document No. 2006109729 in the Official Public Records of Williamson County, Texas.

Other Information the Association Considers Appropriate:

Avery Ranch West Condominiums Community Manual is recorded in Document No. 2006109730 and is amended in Document No. 200700310, in the Official Public Records of Williamson County, Texas.
Amendment of Rules and Regulations is recorded in Document No. 2023101395 in the Official Public Records of Williamson County, Texas.

Name and Mailing Address of the Association:

Avery Ranch West Condominium Community, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative:

Avery Ranch West Condominium Community, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

Website Address of the Association:

https://www.rowcal.com

Property Transfer Fee(s) Charged by the Association:

Resale Certificate: \$450

Advanced Dues: Current monthly assessment rate 2x

Capital Reserves: Current rate 2x

Resale Certificate UPDATE (1-180 days): \$75

Transfer Fees: \$275

HomeWise Convenience Fee: \$9.95

HomeWise Process Fees: \$20-50

Resale Certificate RUSH: \$75-125

Other Information

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

ACKNOWLEDGEMENT

State of Texas

County of Williamson

Signed this the 2nd day of April, 2025.

Avery Ranch West Condominium Community, Inc.
(A TEXAS NON-PROFIT CORPORATION)

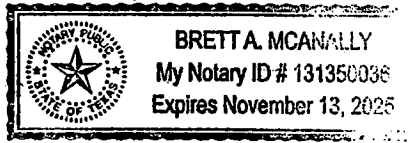
RowCal Management, LLC
Name of Association or Person Managing Association

By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent
Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 2nd day of April, 2025.

Acknowledged the this instrument was signed for the purposes and intent herein expressed.



Brett A. McAnally
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Brett A. McAnally

My Commission Expires 11/13/2025

After recording, return to the managing agent, RowCal Management:

(14) Avery Ranch West Condominium Community, Inc.
 c/o RowCal Management – Attn: Community Manager
 PO Box 421150
 Minneapolis, MN 55442

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS 2025025481

PMC
 04/07/2025 12:59 PM

Fee: \$33.00

KOROURKE



Nancy E. Rister
 Nancy E. Rister, County Clerk
 Williamson County, Texas