

STATE OF TEXAS
COUNTY OF HAYS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
For
OWNERS ASSOCIATION FOR MEDLIN CREEK RANCH, INC.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. **Name of Subdivision:** Medlin Creek Ranch
2. **Name of the Association:** Owners Association for Medlin Creek Ranch, Inc.
3. **Recording Data for Condominium/Subdivision:** Plats recorded under Documents 21025324, 19030783, 18015417, 18002031, 17042762, 17040399, 17029498, 17008715, 16028853, 16004491, Document No. 16004491 Vol. 19, Page 114; Document No. 00002919 Vol. 4, Page 37; Document No. 09203465, Vol. 5, Page 310; Document No. 1704399; and Document No. 00002192, Vol. 5, Page 310; Amendment Documents No. 23010374 and 23010551; recorded in the Official Public Records of Hays County, Texas.
4. **Governing Documents:** Document No. 80011895, Vol. 3381, Page 853; Document No. 00266362, Vol. 735, Page 1; Document No. 09709061, Vol. 1316, Page 630; Document No. 02330477, Vol. 233, Page 477; Document No. 00297753, Vol. 841, Page 869; Document No. 00176531, Vol. 404, Page 433; Document No. 0219476, Vol. 562, Page 60; Document No. 14035598, Vol. 5083, Page 237; Document No. 09715431 Vol. 1343, Page 343; Document No. 80011895 Vol. 3381, Page 849; Document No. 15009767, Vol. 5179, Page 692; Document No. 15014558, Vol. 5214, Page 276; Document No. 09709061, Vol. 1361, Page 630; Document No. 00276020, Vol. 769, Page 333; Document No. 00176533, Vol. 404, Page 438; Document No. 00151637, Vol. 363, Page 664; and Document Numbers: 17034860, 17030237, 17030236, 16034488, 16004490, 17005938, 17012198, 17017447, 17020086, 18022728, 20016215, 19033925, 17039090, 17042751, 17042752, 17017447 of the Official Public Records of Hays County, Texas.
5. **Contact information for association's managing agent:**

Name: Ascension Property Management LLC
Mailing address: P.O. BOX 306, Salado, Texas 76571-0306
Phone number: 512-255-1671
Email address: Admin@AscensionPM.com
6. **Association website:** www.medlincreek ranchhoa.com
7. **Amount and description of all fees or charges by the association relating to a property transfer:**

Resale certificate fees and resale certificate update fees will not exceed \$375 (resale certificate) and \$75 (update). There is also a \$250.00 Initial Assessment payable to the POA for all addresses on Medlin Creek Loop, Calvary Cove, Barton Bend Rd, and Fitzhugh Rd. There is also a \$1,000 Initial Assessment payable to the POA for all addresses on Redemption Avenue.

Please plan ahead when ordering a resale certificate or update, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. The fee will not exceed \$125.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

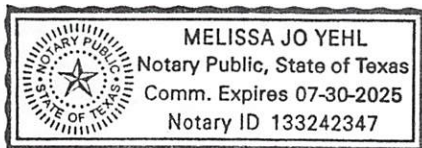
OWNERS ASSOCIATION FOR MEDLIN CREEK RANCH, INC

By [Signature]
Printed name Paul Yehl
Title: Managing agent
Date 12/23/24

STATE OF TEXAS

COUNTY OF Hays

This instrument was acknowledged before me on December 23, 2024
by Paul Yehl in the above stated capacity.



Notary signature [Signature]
Notary Public for the State of Texas
Printed name of notary Melissa Jo Yehl
My commission expires 07-30-2025

After recording, please return to:

Ascension Property Management, LLC
P.O. Box 306
Salado, TX 76571-0306

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

25000513 CERTIFICATE
01/07/2025 09:35:08 AM Total Fees: \$29.00

 Elaine H. Cardenas

Elaine H. Cardenas, MBA, PhD, County Clerk
Hays County, Texas