

KELLAR FARMS PROPERTY OWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

The undersigned, being the Managing Agent for Kellar Farms Property Owners Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the “***Association***”), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Kellar Farms.
2. Name of Association: The name of the Association is Kellar Farms Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Kellar Farms, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded under Plat Cabinet B, Page 31-B and 32-A of the Plat Records of Bastrop County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Declaration of Covenants, Conditions, and Restrictions for Kellar Farms, Bastrop County Clerk’s File No. 202401500.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Kellar Farms Property Owners Association, Inc., 5910 FM 2920, Suite B, Spring, Texas 77388.
6. Contact Information for the Association’s Designated Representative: The contact information of the designated representative of the Association is: Kellar Farms Property Owners Association, Inc. Address: 5910 FM 2920, Suite B, Spring, Texas 77388. Phone Number: 281.350.6262. Email Address: m.brown@canterraclassics.com.
7. Association Website: The Association’s Dedicatory Instruments are available to Members online at: N/A at this time.

The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

| Fee | Amount |
|--------------------|---|
| Resale Certificate | \$100.00 |
| Transfer Fee | \$100.00 |
| Refinance Fee | \$100.00 |
| Capitalization Fee | 100% of the then-current Annual Assessment. Some exemptions may apply. The Capitalization Fee for 2024 is \$2,250.00. For future years, the Capitalization Fee must be verified with the Association. |

Executed on this 15th day of February, 2024.

KELLAR FARMS PROPERTY OWNERS
ASSOCIATION, INC., a Texas nonprofit corporation

By: _____
Perry Senn, President

*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 HARRIS §

BEFORE ME, the undersigned notary public, on this 15th day of February, 2024 personally appeared Perry Senn, the President of Kellar Farms Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas