

MESA VERDE PROPERTY OWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

STATE OF TEXAS

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COUNTY OF TRAVIS

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This Management Certificate is filed by the Mesa Verde Property Owners Association, Inc., a Texas nonprofit corporation, pursuant to Texas Property Code §209.004.

1. Name of Subdivision:

Mesa Verde

2. Name of Association:

Mesa Verde Property Owners Association, Inc., a Texas nonprofit corporation

3. Recording Data for the Subdivision Plat(s): To obtain copies of a plat, please contact the Hays County Clerk. The following plat(s), as may be amended from time to time, include those tracts of real property currently annexed into the Mesa Verde subdivision.

- (a) 272 AC FITZHUGH, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 23007411, Official Public Records of Hays County, Texas.

4. Recording Data for the Declaration and All Amendments:

- (a) Declaration of Covenants, Conditions and Restrictions for Mesa Verde, as recorded on March 31, 2023, in Document No. 23010797, of the Official Public Records of Hays County, Texas.

Amendments, If Any, Recorded: None.

- (b) Mesa Verde Adoption of Working Capital Assessment, as recorded on April 3, 2023, in Document No. 23010975, of the Official Public Records of Hays County, Texas.
- (c) Mesa Verde Maintenance Plan for Private Roads, as recorded on April 3, 2023, in Document No. 23010976, of the Official Public Records of Hays County, Texas.
- (d) Mesa Verde Community Manual, as recorded on April 3, 2023, in Document No. 23010977, of the Official Public Records of Hays County, Texas.
- (e) Mesa Verde Design Guidelines, as recorded on April 3, 2023, in Document No. 23010978, of the Official Public Records of Hays County, Texas.

5. Mailing Address of the Association and Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:

Alliance Association Management, Inc.
 4009 Banister Lane #300
 Austin, Texas 78704
 Phone No.: (512) 328-6100
 Email: ACHinfo@associa.us

6. Association's Website Address Where the Subdivision's Restrictions are Posted:

www.townsq.io

7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Working Capital Assessment	\$1,000.00 per Lot
New account setup fee establishing new Owner's account in the Association's records:	\$45
Resale Certificate:	\$340
Resale Certificate Update:	\$75
Transfer Fee:	\$220
Legacy Account Closure Fee:	\$220
Refinance Statement of Account:	\$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation:	\$175 for 1 day expedite \$125 for 3 day expedite

Prospective purchasers are advised to independently examine the Declaration of Covenants, Conditions and Restrictions, Bylaws, Design Guidelines and all other dedicatory instruments of the Subdivision and Association prior to purchase.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE]

SIGNED this 30 day of MARCH, 2023.

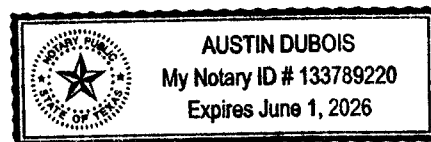
MESA VERDE PROPERTY OWNERS ASSOCIATION,
INC., a Texas nonprofit corporation

By: *R. Scott Garrick*
Scott Garrick, President

STATE OF TEXAS §
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COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this 30 day of MARCH, 2023, personally appeared Scott Garrick, as President of Mesa Verde Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of the said nonprofit corporation.

[Signature]
Notary Public in and for the State of Texas

**AFTER RECORDING RETURN TO:**

McLean & Howard, LLP
Attn: Leslie Keyser
4301 Bull Creek Road, Suite 150
Austin, Texas 78731

**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.

23011064 CERTIFICATE
04/03/2023 11:33:53 AM Total Fees: \$34.00

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

