



Rancho Sienna Master Community, Inc.

MANAGEMENT CERTIFICATE

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the Association: Rancho Sienna Master Community, Inc., a Texas nonprofit corporation.
2. The recording data for the subdivision: See **Exhibit A**.
3. The name and mailing address of the Association: See below.
4. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Matthew Bland

Mailing Address: 551 S. IH35 Suite 150  
Round Rock, Texas 78664

Phone Number: (512) 381-2919

Email Address: care@pmpmanage.com

5. Website for Dedicatory Instruments: [www.ranchosiennatx.com](http://www.ranchosiennatx.com)
6. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00

Working Capital: \$300.00

Demand/Closing Statement/Required Statement: \$200.00

Documents Package: \$235.00

Minutes: \$50.00 for the respective year

Rush Fee: \$350 for 1-business day, \$250.00 for 3-business day, and \$150 for 5-business days

Transfer Fee: \$250.00

Resale Property Inspection Fee: \$150.00

[ACKNOWLEDGEMENT PAGE FOLLOWS]

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ACKNOWLEDGEMENT

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

Rancho Sienna Master Community, Inc.  
a Texas nonprofit corporation

By: [Signature]  
Name: Tracie Manriquez  
Title: Vice President of Community Management

STATE OF TEXAS

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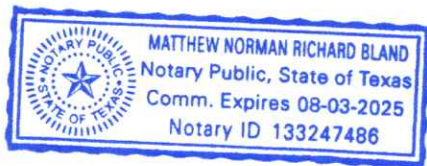
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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on the 17th day of September, 2024, by Tracie Manriquez, the Community Manager of Rancho Sienna Master Community, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

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MANAGEMENT CERTIFICATE

## EXHIBIT A

### RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Rancho Sienna Amended and Restated Master Covenant, recorded as Document No. 2015046884, Official Public Records of Williamson County, Texas.
2. Rancho Sienna [Section 5A] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded, as Document No. 2014022272, Official Public Records of Williamson County, Texas.
3. Rancho Sienna [Section 5B] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014035525, Official Public Records of Williamson County, Texas.
4. Rancho Sienna Designation of Property as Master Community Facilities [10.102 Acres, Abstract No.5], recorded as Document No. 2014054479, Official Public Records of Williamson County, Texas.
5. Rancho Sienna [Section 3] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078533, Official Public Records of Williamson County, Texas.
6. Rancho Sienna [Section 7] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078527, Official Public Records of Williamson County, Texas.
7. Rancho Sienna [Section 9] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014078534, Official Public Records of Williamson County, Texas.
8. Rancho Sienna Adoption of Working Capital Assessment, recorded as Document No. 2014098106, Official Public Records of Williamson County, Texas.
9. Rancho Sienna [Section 8] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014099828, Official Public Records of Williamson County, Texas.
10. Rancho Sienna [Section 8] Amendment to Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014103987, Official Public Records of Williamson County, Texas.
11. Rancho Sienna [Section 6] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2014103334, Official Public Records of Williamson County, Texas.

EXHIBIT "A"

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12. Notice of Declarant Designee as Rancho Sienna Reviewer, recorded as Document No. 2015042236, Official Public Records of Williamson County, Texas.
13. Notice of Easement Designation for Subdivision Entry Facilities, Fencing and Landscaping as Rancho Sienna Reviewer, recorded as Document No. 2015042239, Official Public Records of Williamson County, Texas.
14. Amendment to the Declaration of Residential Restrictions, recorded as Document No. 2015084251, Official Public Records of Williamson County, Texas.
15. Rancho Sienna [Section 4, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded, as Document No. 2015109611, Official Public Records of Williamson County, Texas.
16. Rancho Sienna [Section 14, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2015109612, Official Public Records of Williamson County, Texas.
17. Rancho Sienna [Section 15] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2015109613, Official Public Records of Williamson County, Texas.
18. Rancho Sienna Second Amended and Restated Notice of Service Area [Service Area No. 8], recorded as Document No. 2016084391, Official Public Records of Williamson County, Texas.
19. Rancho Sienna [Section 4, Phase 2] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2016088293, Official Public Records of Williamson County, Texas.
20. Rancho Sienna [Section 11, Phase 1] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2016088294, Official Public Records of Williamson County, Texas.
21. Second Amendment to the Declaration of Residential Restrictions, recorded as Document No. 2017011648, Official Public Records of Williamson County, Texas.
22. Rancho Sienna [Section 11, Phase 2] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092679, Official Public Records of Williamson County, Texas.
23. Rancho Sienna [Section 18B] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092671, Official Public Records of Williamson County, Texas.
24. Rancho Sienna [Section 16] Notice of Applicability of Rancho Sienna Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2017092661, Official Public Records of Williamson County, Texas.

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25. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Section 17], recorded as Document No. 2018026525, Official Public Records of Williamson County, Texas.
26. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Sections 14, Phase 2], recorded as Document No. 2018047772, Official Public Records of Williamson County, Texas.
27. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration [Sections 11, Phase 3], recorded as Document No. 2018054537, Official Public Records of Williamson County, Texas.
28. Notice of Applicability [Residential], recorded as Document No. 2018078096, Official Public Records of Williamson County, Texas.
29. Non-Material Correction to Notice of Applicability [Residential], recorded as Document No. 2018081537, Official Public Records of Williamson County, Texas.
30. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration (Residential) [Sections 13A and 13B], recorded as Document No. 2019012298, Official Public Records of Williamson County, Texas.
31. Rancho Sienna Amended and Restated Community Manual, recorded as Document No. 2019021659, Official Public Records of Williamson County, Texas.
32. Second Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2019021911, Official Public Records of Williamson County, Texas.
33. Notice of Applicability of Rancho Sienna Amended and Restated Master Covenant and Rancho Sienna Amended and Restated Development Area Declaration (Residential) [Sections 18A], recorded as Document No. 2019030303, Official Public Records of Williamson County, Texas.
34. First Amendment to Notice of Applicability [Residential] [Section 19A], recorded as Document No. 2019097122, Official Public Records of Williamson County, Texas.
35. Rancho Sienna Notice of Applicability, recorded as Document No. 2019123690, Official Public Records, Williamson County, Texas
36. Rancho Sienna Notice of Applicability [Section 12A, Phase 2], recorded as Document No. 2019123690, Official Public Records, Williamson County, Texas
37. Rancho Sienna Notice of Applicability [Section 12B], recorded as Document No. 2020013860, Official Public Records, Williamson County, Texas
38. Rancho Sienna - First Supplement to Amended and Restated Community Manual, recorded as Document No. 2021139383, Official Public Records of Williamson County, Texas.

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39. Rancho Sienna — Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2021139383, Official Public Records of Williamson County, Texas.
40. Rancho Sienna — Community Manual Volume 1 of 2, recorded as Document No. 2022046245, Official Public Records, Williamson County, Texas
41. Rancho Sienna — Community Manual Volume 2 of 2, recorded as Document No. 2022046244, Official Public Records, Williamson County, Texas

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