

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 24, 2025 01:01 PM Fee: \$29.00

2025081546

Electronically Recorded

THE STATE OF TEXAS
COUNTY OF TRAVIS

Westcreek Ranch, Inc.
Management Certificate

This Property Owners' Association Management Certificate is being recorded by Westcreek Ranch, 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: Westcreek Ranch Condominium

Name of the Association: Westcreek Ranch, Inc.

Subdivision Location: 4620 William Cannon Drive, Austin, Texas, 78749

Recording Data for the Subdivision:

Recorded in Volume 80, Page 399 of the Plat Records of Travis County, Texas.

Recording Data for the Declaration is:

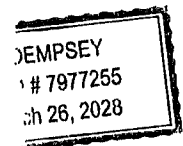
Recorded as Document No. 1999150319 of the Real Property Records of Travis County, Texas, as amended by the Amendment of Annexation of Phase 2.

Mailing Address of the Association, or Name, Mailing Address of Person or Entity Managing the Association:

Westcreek Ranch, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442
CareTeam@RowCal.com
512-580-4212

Website Address of the Association:

<https://www.rowcal.com>



Property Transfer Fee(s) Charged by the Association:

Resale Certificate: \$375
Upgraded Resale Certificate: \$450
Advanced Dues: Current monthly assessment rate 2x
Resale Certificate UPDATE (1-180 days): \$75
Transfer Fee Charged by Management Company: \$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 Travis

Signed this the 16th day of July, 2025.

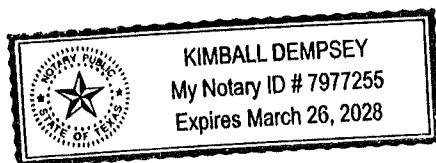
Westcreek Ranch, Inc.
(A TEXAS NON-PROFIT CORPORATION)

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 16th day of July, 2025
acknowledged that this instrument was signed for the purposes and intent herein expressed.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Printed Name of Notary Kimball Dempsey
My Commission Expires 3/26/28

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

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