

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
HIGHLANDS AT MAYFIELD RANCH MASTER COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent of Highlands at Mayfield Ranch Master Community, Inc., a non-profit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Highlands at Mayfield Ranch.
2. Name of Association: The name of the Association is Highlands at Mayfield Ranch Master Community, Inc.
3. Recording Data for the Subdivision:
 - a. Highlands at Mayfield Ranch, Section 1, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2013113891 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Highlands at Mayfield Ranch, Section 2A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2013078128 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Highlands at Mayfield Ranch, Section 2B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2014065246 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Highlands at Mayfield Ranch Section 3, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2016014906 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Highlands at Mayfield Ranch Section 3A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2021108816 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - f. Highlands at Mayfield Ranch Section 4A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2016100531 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

- g. Highlands at Mayfield Ranch Section 4B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2017104018 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Highlands at Mayfield Ranch Section 5, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2016077971 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Highlands at Mayfield Ranch, Section 6A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2015097636 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Highlands at Mayfield Ranch Section 6B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2018002735 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Highlands at Mayfield Ranch, Section 7, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2015002145 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Highlands at Mayfield Ranch Section 8, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2015091317 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Highlands at Mayfield Ranch Section 9, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2018037411 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Highlands at Mayfield Ranch Section 10A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2019042429 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Highlands at Mayfield Ranch Section 10B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2020060695 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Highlands at Mayfield Ranch Section 11, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2020100361 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Highlands at Mayfield Ranch Section 12A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2016100559 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

- r. Highlands at Mayfield Ranch Section 12B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2018110809 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Highlands at Mayfield Ranch Section 13, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2019081491 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Highlands at Mayfield Ranch Section 14, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2020087137 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Highlands at Mayfield Ranch, Bainbridge Cove, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under File No. 2014014134 of the Map Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration*:

- a. Documents:
 - (1) Highlands at Mayfield Ranch Master Covenant.
 - (2) Highlands at Mayfield Ranch Notice of Applicability [Section 1].
 - (3) Highlands at Mayfield Ranch Development Area Declaration [Section 1].
 - (4) Highlands at Mayfield Ranch Notice of Applicability [Section 2A].
 - (5) Highlands at Mayfield Ranch Amended and Restated Development Area Declaration [Section 2A].
 - (6) Highlands at Mayfield Ranch Notice of Applicability [Section 2B].
 - (7) Highlands at Mayfield Ranch Development Area Declaration [Section 2B].
 - (8) Highlands at Mayfield Ranch Notice of Applicability [Section 3].
 - (9) Highlands at Mayfield Ranch Development Area Declaration [Section 3].
 - (10) Highlands at Mayfield Ranch Notice of Applicability [Section 4A].
 - (11) Highlands at Mayfield Ranch Development Area Declaration [Section 4A].
 - (12) Highlands at Mayfield Ranch Notice of Applicability [Section 4B].

- (13) Highlands at Mayfield Ranch Development Area Declaration [Section 4B].
- (14) Highlands at Mayfield Ranch Notice of Applicability [Section 5].
- (15) Highlands at Mayfield Ranch Development Area Declaration [Section 5].
- (16) Highlands at Mayfield Ranch Notice of Applicability [Section 6B].
- (17) Highlands at Mayfield Ranch Development Area Declaration [Section 6B].
- (18) Highlands at Mayfield Ranch Notice of Applicability [Section 7].
- (19) Highlands at Mayfield Ranch Development Area Declaration [Section 7].
- (20) Highlands at Mayfield Ranch Notice of Applicability [Section 8].
- (21) Highlands at Mayfield Ranch Development Area Declaration [Section 8].
- (22) Highlands at Mayfield Ranch Notice of Applicability [Section 9].
- (23) Highlands at Mayfield Ranch Development Area Declaration [Section 9].
- (24) Highlands at Mayfield Ranch Notice of Applicability [Section 10A].
- (25) Highlands at Mayfield Ranch Development Area Declaration [Section 10A].
- (26) Highlands at Mayfield Ranch Notice of Applicability [Section 10B].
- (27) Highlands at Mayfield Ranch Development Area Declaration [Section 10B].
- (28) Highlands at Mayfield Ranch Notice of Applicability [Section 11].
- (29) Highlands at Mayfield Ranch Development Area Declaration [Section 11].
- (30) Highlands at Mayfield Ranch First Amendment to Development Area Declaration [Section 11].
- (31) Highlands at Mayfield Ranch Notice of Applicability [Section 12A].
- (32) Highlands at Mayfield Ranch Development Area Declaration [Section 12A].

- (33) Highlands at Mayfield Ranch Notice of Applicability [Section 12B].
- (34) Highlands at Mayfield Ranch Development Area Declaration [Section 12B].
- (35) Highlands at Mayfield Ranch Notice of Applicability [Section 13].
- (36) Highlands at Mayfield Ranch Development Area Declaration [Section 13].
- (37) Highlands at Mayfield Ranch Notice of Applicability [Section 14].
- (38) Highlands at Mayfield Ranch Development Area Declaration [Section 14].
- (39) Highlands at Mayfield Ranch Notice of Applicability [Bainbridge Cove].
- (40) Highlands at Mayfield Ranch Development Area Declaration [Bainbridge Cove].

b. Recording Information:

- (1) Williamson County Clerk's File No. 2013077987.
- (2) Williamson County Clerk's File No. 2014005417.
- (3) Williamson County Clerk's File No. 2014005508.
- (4) Williamson County Clerk's File No. 2013095243.
- (5) Williamson County Clerk's File No. 2013098748.
- (6) Williamson County Clerk's File No. 2014076041.
- (7) Williamson County Clerk's File No. 2014076408.
- (8) Williamson County Clerk's File No. 2016024327.
- (9) Williamson County Clerk's File No. 2016024400.
- (10) Williamson County Clerk's File No. 2016103470.
- (11) Williamson County Clerk's File No. 2016103554.
- (12) Williamson County Clerk's File No. 2017111236.
- (13) Williamson County Clerk's File No. 2017111449.
- (14) Williamson County Clerk's File No. 2016081797.
- (15) Williamson County Clerk's File No. 2016081885.
- (16) Williamson County Clerk's File No. 2018004236.
- (17) Williamson County Clerk's File No. 2018004354.
- (18) Williamson County Clerk's File No. 2015004274.
- (19) Williamson County Clerk's File No. 2015004402.
- (20) Williamson County Clerk's File No. 2015095888.

- (21) Williamson County Clerk's File No. 2015096000.
- (22) Williamson County Clerk's File No. 2018039054.
- (23) Williamson County Clerk's File No. 2018039144.
- (24) Williamson County Clerk's File No. 2019055144.
- (25) Williamson County Clerk's File No. 2019055356.
- (26) Williamson County Clerk's File No. 2020074313.
- (27) Williamson County Clerk's File No. 2020074376.
- (28) Williamson County Clerk's File No. 2020104859.
- (29) Williamson County Clerk's File No. 2020105175.
- (30) Williamson County Clerk's File No. 2020110571.
- (31) Williamson County Clerk's File No. 2016103640.
- (32) Williamson County Clerk's File No. 2016103662.
- (33) Williamson County Clerk's File No. 2019001862.
- (34) Williamson County Clerk's File No. 2019001910.
- (35) Williamson County Clerk's File No. 2019090561.
- (36) Williamson County Clerk's File No. 2019090689.
- (37) Williamson County Clerk's File No. 2020095471.
- (38) Williamson County Clerk's File No. 2020095646.
- (39) Williamson County Clerk's File No. 2016097146.
- (40) Williamson County Clerk's File No. 2016097166.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Highlands at Mayfield Ranch Master Community, Inc. c/o Goodwin & Co., 11950 Jollyville Rd., Austin, TX 78759.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Goodwin & Co.
 11950 Jollyville Rd.
 Austin, TX 78759
 512-502-7515
 AHMRmanager@goodwintx.com

7. The Association's Dedicatory Instruments are available to Members online at:
<https://ahmr.sites.townsq.io/0>
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure Package	\$ 375.00 (plus HomeWise transaction fee)
Statement of Account	\$ 250.00 (plus HomeWise transaction fee)
Resale Disclosure Package plus Inspection	\$ 495.00
Refinance Statement of Account Fee	\$ 89.00 (includes HomeWise transaction fee)
Refinance Administration Fee	\$ 175.00
Demand Rush Fees	\$ 150.00 (1 day) \$ 100.00 (3 days) \$ 50.00 (5 days)
Multi-Product Order Rush Fees	\$ 300.00 (1 day) \$ 200.00 (3 days) \$ 100.00 (5 days)
Lender Questionnaire Rush Fees	\$ 150.00 (1 day) \$ 100.00 (3 days) \$ 50.00 (5 days)
Inspection Rush Fees	\$ 150.00 (1 day) \$ 100.00 (3 days) \$ 50.00 (5 days)
Added Rush Fee (service charge for rush requests after the order has been placed)	\$ 25.00

Executed on this 1st day of June, 2022

HIGHLANDS AT MAYFIELD RANCH MASTER
COMMUNITY, INC.
By: Goodwin & Co.,
Managing Agent

By: Cynthia S. Means

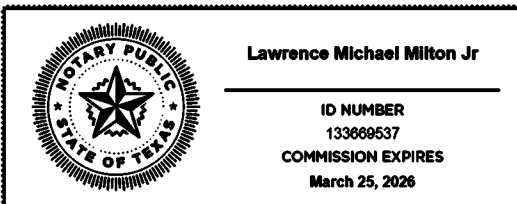
Printed: CYNTHIA S. MEANS

Its: COMMUNITY MANAGER

*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 Collin §

BEFORE ME, the undersigned notary public, on this 1st day of June, 2022, personally appeared Cynthia S. Means, Community Manager of Goodwin & Co., Managing Agent for Highlands at Mayfield Ranch Master Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Lawrence Michael Milton Jr.

Notary Public in and for the State of Texas

Notarized online using audio-video communication

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022067763

Pages: 9 Fee: \$54.00

06/02/2022 08:53 AM

JDISHER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas