

**MANAGEMENT CERTIFICATE  
RANCH AT CYPRESS CREEK ASSOCIATION, INC.**

The undersigned, being an Officer of Ranch at Cypress Creek Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is: Ranch at Cypress Creek, Section One; The Ranch at Cypress Creek, Section Two; The Ranch at Cypress Creek, Section 5; The Ranch at Cypress Creek, Section 6; The Ranch at Cypress Creek, Section 8; The Ranch at Cypress Creek, Section 13; The Ranch at Cypress Creek, Section 14; The Ranch at Cypress Creek, Section 16-A; The Ranch at Cypress Creek, Section 16-B; The Ranch at Cypress Creek, Section 16-C; and The Ranch at Cypress Creek, Section 16-D (the "Subdivision Development").

2. The name of the Association is Ranch at Cypress Creek Association, Inc. (the "Association").

3. The recording data for the Subdivision Development is as follows:

The Ranch at Cypress Creek, Section One, a subdivision in Travis and Williamson Counties, Texas, according to the Map or Plat thereof, as recorded at Book 93, Pages 83 - 85 of the Plat Records of Travis County, Texas and at Cabinet L, Slides 61 – 63 of the Plat Records of Williamson County, Texas.

The Ranch at Cypress Creek, Section Two, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, as recorded at Cabinet L, Slides 65 – 67 of the Plat Records of Williamson County, Texas.

The Ranch at Cypress Creek Section 6, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, as recorded at Cabinet N, Slides 10 – 12 of the Plat Records of Williamson County, Texas.

The Ranch at Cypress Creek Section 5, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, as recorded at Cabinet M, Slides 279 – 282 of the Plat Records of Williamson County, Texas.

The Ranch at Cypress Creek, Section 8, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, as recorded at Cabinet P, Slides 10 – 13 of the Plat Records of Williamson County, Texas.

The Ranch at Cypress Creek, Section 13, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, as recorded at Cabinet P, Slides 300 – 302 of the Plat Records of Williamson County, Texas and at Document No. 98-20332 in the Official Public Records of Williamson County, Texas.

The Ranch at Cypress Creek, Section 14, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, as recorded at Cabinet R, Slide 256 of the Plat Records of Williamson County, Texas.

The Ranch at Cypress Creek, Section 16-A, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, as recorded at Document No. 9727937 in the Official Public Records of Williamson County, Texas.

The Ranch at Cypress Creek, Section 16-B, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, as recorded at Document No. 9727937 in the Official Public Records of Williamson County, Texas.

The Ranch at Cypress Creek, Section 16-C, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, as recorded at Document No. 200100019 in the Official Public Records of Travis County, Texas.

The Ranch at Cypress Creek, Section 16-D, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, as recorded at Document No. 200100020 in the Official Public Records of Williamson County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

The Ranch at Cypress Creek, Section One Declaration of Covenants, Conditions and Restrictions, as recorded at Document No. 26199 in the Official Public Records of Travis County, Texas and at Document No. 5364745 in the Official Public Records of Williamson County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for the Ranch at Cypress Creek Section One, as recorded at Document No. 6065778 in the Official Public Records of Travis County, Texas.

Annexation Declaration of Covenants, Conditions and Restrictions, as recorded at Document No. 2001137500 in the Official Public Records of Travis County, Texas and at Document No. 9915054 in the Official Public Records of Williamson County, Texas.

Declaration of Covenants, Conditions and Restrictions for The Ranch at Cypress Creek, Section Six, a Subdivision in Williamson County, as recorded at Document No. 9624710 in the Official Public Records of Williamson County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for The Ranch at Cypress Creek, Section Six, as recorded at Document No. 9633415 in the Official Public Records of Williamson County, Texas.

The Ranch at Cypress Creek, Section Five Declaration of Covenants, Conditions and Restrictions, as recorded at Document No. 9662443 in the Official Public Records of Williamson County, Texas.

Declaration of Annexation, as recorded at Document No. 9701224 in the Official Public Records of Williamson County, Texas.

Declaration of Covenants, Conditions and Restrictions for The Ranch at Cypress Creek, Section Seven a Subdivision in Williamson County, Texas, as recorded at Document No. 9707561 in the Official Public Records of Williamson County, Texas.

Declaration of Protective Covenants the Ranch at Cypress Creek, Section 8 Ranch at Cypress Creek Association, Inc., as recorded at Document No. 9758822 in the Official Public Records of Williamson County, Texas.

First Supplement to Declaration of Protective Covenants, as recorded at Document No. 199931752 in the Official Public Records of Williamson County, Texas.

Second Supplement to Declaration of Protective Covenants, as recorded at Document No. 2000004815 in the Official Public Records of Williamson County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for The Ranch at Cypress Creek Section One, as recorded at Document No. 2000086026 in the Official Public Records of Williamson County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for The Ranch at Cypress Creek Section One, as recorded at Volume 13347, Pages 0630 – 0632 and at Document No. 200100823 in the Official Public Records of Williamson County, Texas.

Third Supplement to Declaration of Protective Covenants, as recorded at Document No. 2001011798 in the Official Public Records of Williamson County, Texas.

Fourth Supplement to Declaration of Protective Covenants, as recorded at Document No. 2001039496 in the Official Public Records of Williamson County, Texas.

Fifth Supplement to Declaration of Protective Covenants, as recorded at Document No. 2001083013 in the Official Public Records of Williamson County, Texas.

Annexation Declaration of Covenants, Conditions and Restrictions, as recorded at Document No. 2001137500 in the Official Public Records of Travis County, Texas and at Document No. 9915054 in the Official Public Records of Williamson County, Texas.

Secretary's Certificate of Filing, as recorded at Document No. 2006075624 in the Official Public Records of Williamson County, Texas.

Ranch at Cypress Creek HOA Architectural Control Committee Memorandum Guidelines, as recorded at Document No. 2006080416 in the Official Public Records of Williamson County, Texas.

Ranch at Cypress Creek Association, Inc. Resolution Collection Policy for Delinquent Accounts, as recorded at Document No. 2007032421 in the Official Public Records of Williamson County, Texas.

Corrected Fifth Supplement to Declaration of Protective Covenants, as recorded at Document No. 2008009309 in the Official Public Records of Travis County, Texas and at Document No. 2008004938 in the Official Public Records of Williamson County, Texas.

Recordation of Articles of Incorporation and Amendment to Rules and Regulations, as recorded as Document No. 2012000601 in the Official Public Records of Williamson County, Texas.

Ranch at Cypress Creek HOA Architectural Control Committee Memorandum Guidelines, as recorded at Document No. 2012097160 in the Official Public Records of Travis County, Texas and at Document No. 2012049130 in the Official Public Records of Williamson County, Texas.

Ranch at Cypress Creek Association, Inc. Resolution Collection Policy for Delinquent Accounts, as recorded at Document No. 2014049021 in the Official Public Records of Williamson County, Texas.

Ranch at Cypress Creek Municipal Utility District No. 1 Amended and Restated Information Form, as recorded at Document No. 2016156652 in the Official Public Records of Travis County, Texas.

Assignment of Declarant Rights Under Declaration of Covenants, Conditions and Restrictions for The Ranch at Cypress Creek, Section Five, as recorded at Document No. 2019078857 in the Official Public Records of Williamson County, Texas.

Assignment of Declarant Rights Under Declaration of Covenants, Conditions and Restrictions for The Ranch at Cypress Creek, Section Nine, as recorded at Document No. 2019078858 in the Official Public Records of Williamson County, Texas.

Assignment to the Ranch at Cypress Creek, Section Two Declaration of Covenants, Conditions, and Restrictions, as recorded at Document No. 2020156947 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:  
  
Ranch at Cypress Creek Association, Inc.  
c/o Connect Community Management, LLC  
201 S. Lakeline Blvd., Ste. 502  
Cedar Park, TX 78613
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:  
  
Connect Community Management  
201 S. Lakeline Blvd., Ste. 502  
Cedar Park, TX 78613  
Tel: (512) 900-1788  
Email: [admin@connectmanage.com](mailto:admin@connectmanage.com)
7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is [www.portal.connectmanage.com](http://www.portal.connectmanage.com).
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Resale Certificate	\$375.00
Transfer Fee	\$275.00

This Management Certificate is effective as of the 4<sup>th</sup> day of March, 2022.

RANCH AT CYPRESS CREEK ASSOCIATION, INC., a Texas nonprofit corporation

By: Sabrina Washburn  
 Name: SABRINA WASHBURN  
 Title: Manager

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

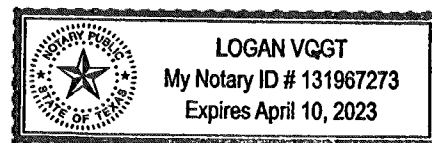
This instrument was acknowledged before me on 04 day of March, 2022, by SABRINA WASHBURN, Manager for Ranch at Cypress Creek Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[Signature]  
 Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
 CAGLE PUGH, LTD., LLP  
 4301 Westbank Dr. A-150  
 Austin, Texas 78746



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2022074738**

Pages: 6 Fee: \$42.00

06/20/2022 11:15 AM

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*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas