



LARIAT COMMUNITY ASSOCIATION, INC.

TREC # 195457

MANAGEMENT CERTIFICATE

STATE OF TEXAS

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§

COUNTY OF WILLIAMSON

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

1. Name of Subdivision:

Lariat

2. Name of Association:

Lariat Community Association, Inc., a Texas nonprofit corporation

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

- (a) LARIAT, SECTION 2, a subdivision located in Williamson County, Texas, according to the map or plat recorded as Document No. 2023028573, Official Public Records of Williamson County, Texas.
- (b) LARIAT, SECTION 3&4, a subdivision located in Williamson County, Texas, according to the map or plat recorded as Document No. 2023059296, Official Public Records of Williamson County, Texas.
- (c) LARIAT, SECTION 5, a subdivision located in Williamson County, Texas, according to the map or plat recorded as Document No. 2023027058, Official Public Records of Williamson County, Texas.
- (d) LARIAT, SECTION 6, a subdivision located in Williamson County, Texas, according to the map or plat recorded as Document No. 2023059315, Official Public Records of Williamson County, Texas.
- (e) LARIAT, SECTION 7, a subdivision located in Williamson County, Texas, according to the map or plat recorded as Document No. 2023063842, Official Public Records of Williamson County, Texas.

4. Recording Data for the Master Covenant, any Development Area Declarations, and All Amendments Thereto:Name of Instrument: Lariat Master Covenant *[Residential]*

Recorded On: September 9, 2021, in Document No. 2021137551, Official Public Records of Williamson County, Texas.

Name of Instrument: Lariat Development Area Declaration [*Residential*] Sections 1-10

Recorded On: September 9, 2021, in Document No. 2021137692, Official Public Records of Williamson County, Texas.

Name of Instrument: Lariat Residential Design Guidelines

Recorded On: January 30, 2023, in Document No. 2023007432, Official Public Records of Williamson County, Texas.

Name of Instrument: Lariat First Amendment to Design Guidelines

Recorded On: June 1, 2023, in Document No. 2023044338, Official Public Records of Williamson County, Texas.

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

Lariat Community Association, Inc.
c/o KiTH Management Services
P.O. Box 700443
San Antonio, Texas 78270
Phone No.: (210) 585-2386
Email: info@kithmanagement.com

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

Lariathoa.com

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

Transfer Fees:	\$175.00
Resale Certificate Fees:	\$265.00
Working Capital Fees:	\$350.00 per Residential Lot
Reserve Fees:	\$ 0
Community Enhancement Fees:	The Transfer Price multiplied by one-quarter of one percent (0.25%)
Update Fees:	\$50.00
Rush Fees:	\$100.00

Prospective purchasers are advised to independently examine the Master Covenant, Bylaws, Rules and Policies, Design Guidelines and all other dedicatory instruments (some of which are not referenced above) of the Subdivision and Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE]

SIGNED this 27th day of December, 2023.

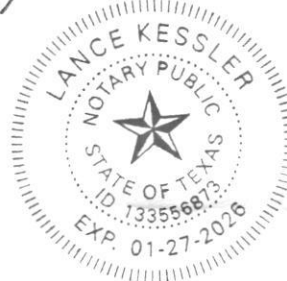
LARIAT COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation

By: [Signature]
D Gohrmann-Simonez Authorized Agent

STATE OF TEXAS §
COUNTY OF Bexar §

BEFORE ME, the undersigned authority, on this 27 day of December, 2023,
personally appeared, D Gohrmann-Simonez, as Authorized Agent of
LARIAT COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, known to me to
be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that
she or he executed the same on behalf of the Association.

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



AFTER RECORDING RETURN TO:

Lariat Community Association, Inc.
c/o KiTH Management Services
P.O. Box 700443
San Antonio, Texas 78270
Phone No.: (210) 585-2386

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KiTH Management Services
PO BOX 700443
San Antonio, TX 78270

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2024000558

PMC Fee: \$37.00
01/03/2024 10:21 AM CFIRESTONE



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas