

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

Mar 18, 2025 05:05 PM Fee: \$33.00

2025028967

BAUERLE RANCH OWNERS ASSOCIATION, INC.

Electronically Recorded

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The undersigned, being the Managing Agent of Bauerle Ranch Owners Association, Inc., a non-profit corporation ("**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 names of the subdivisions are Bauerle Ranch and The Estates of Bauerle Ranch.
2. Name of Association: The name of the Association is Bauerle Ranch Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Bauerle Ranch, Section One (1), a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200100379 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. The Estates of Bauerle Ranch, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200200252 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions Bauerle Ranch.
 - (2) First Amendment to Declaration of Covenants, Conditions, and Restrictions Bauerle Ranch.
 - (3) Declaration of Covenants, Conditions and Restrictions The Estates of Bauerle Ranch.
 - (4) First Amendment to Declaration of Covenants, Conditions and Restrictions The Estates of Bauerle Ranch.
 - (5) Second Amendment to Declaration of Covenants, Conditions and Restrictions The Estates of Bauerle Ranch.
 - (6) Third Amendment to Declaration of Covenants, Conditions and Restrictions The Estates of Bauerle Ranch.

- (7) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions The Estates of Bauerle Ranch.

b. Recording Information:

- (1) Travis County Clerk's File No. 2001217626.
- (2) Travis County Clerk's File No. 2002217566.
- (3) Travis County Clerk's File No. 2002179105.
- (4) Travis County Clerk's File No. 2003134664.
- (5) Travis County Clerk's File No. 2004023037.
- (6) Travis County Clerk's File No. 2004062148.
- (7) Travis County Clerk's File No. 2006086672.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Bauerle Ranch Owners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
BAURANCH@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update	\$75.00
Transfer Fee	\$325.00
Refinance Fee	\$250.00
Any to Any Conveyance Processing Fee	\$325.00
Statement of Account Fee	\$350.00

Conveyance Document Fee with SOA	\$375.00
Document Rush Fee	\$275.00

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 11 day of March, 2025.

BAUERLE RANCH OWNERS ASSOCIATION, INC.

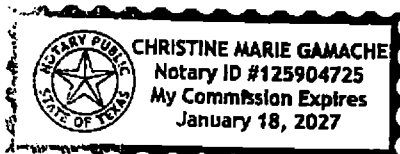
By: RealManage,
Managing Agent

By: B. Janovsky
Printed: Brittany Janovsky
Its: CAM

*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 TRAVIS §

BEFORE ME, the undersigned notary public, on this 11th day of March, 2025 personally appeared Brittany Janovsky, Community Manager, of RealManage, Managing Agent for Bauerle Ranch Owners Association, 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.



Christine Gamache
Notary Public in and for the State of Texas