2023016695 PROPOWNASSOCMGTCERT
06/05/2023 03:26:13 PM Total Pages: 3 Fees: $20.00
J. A. "Andy" Harwell, County Clerk - McLennan County, TX

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

(Section 209.004, Texas Property Code)

THIS PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE is executed by Westlake Property Owners Association, Inc., a Texas nonprofit corporation, (the "Association") and filed in the Official Public Records of McLennan County, Texas, in accordance with the provisions of Section 209.004 of the Texas Property Code, as amended. The Association hereby states as follows:

1. The name of the subdivision (the "Subdivision") is **Westlake Estates Addition**. The Subdivision is located in Woodway, McLennan County, Texas.

2. The name of the Association is **Westlake Property Owners Association, Inc.**, a Texas nonprofit corporation (the "Association").

3. The Subdivision is reflected on that certain plat of Westlake Estates Addition, an Addition to the City of Woodway, McLennan County, Texas, according to the Map or Plat thereof recorded on September 28, 2022, as McLennan County Clerk's Document No. 2022038992 in the Official Public Records of McLennan County, Texas.

4. The Subdivision is subject to and burdened by that certain that certain Declaration of Protective Covenants, Conditions and Restrictions dated as of October 7, 2022, recorded as McLennan County Clerk's Document No. 2022040131 in the Official Public Records of McLennan County, Texas, as amended by First Modification and Amendment of Declaration of Protective Covenants, Conditions and Restrictions dated February 7, 2023, recorded as McLennan County Clerk's Document No. 2023003423 in the Official Public Records of McLennan County, Texas (collectively, the "Declaration").

5. The mailing address and contact information for the Association is as follows:

   Westlake Property Owners Association, Inc.
   Attn: Branch Musil
   7710 Central Park Drive, Suite 1
   Waco, Texas 76712
   Telephone: 254/644-0050
   Email: branchmusil@gmail.com
   Website: westlakewoodway.com

6. The dedicatory instruments of the Association are available pursuant to Section 207.006 of the Texas Property Code at the following website: **westlakewoodway.com.**

7. The amount and description of the fees and other charges imposed by the Association in connection with the property transfer as follows:

Description	**Fee**
Resale Certificate	$250.00
Resale Certificate Update	$ 75.00
Due Status Letter	$ 75.00
Initiation Fee	$300.00
Transfer Administration Fee	$150.00

8. The Declaration contemplates the payment of assessments and other charges to the Association by each owner of a lot within the Subdivision. The charges, assessments and sums, together with such interest thereon and cost of collection thereof as provided in the Declaration constitutes a charge on such lot and are secured by a continuing contractual lien upon the lot against which such assessments or charges are made. The contractual lien securing such charges, assessments and sums may be subordinate to certain bona fide purchase money liens or mortgages created for improvements covering such lot.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate has been executed by the Association to be effective as of, although not necessarily on, June 1, 2023.

ASSOCIATION:

Westlake Property Owners Association, Inc.,
a Texas nonprofit corporation

By: _____
Branch Musil,
President

STATE OF TEXAS §
§
COUNTY OF MCLENNAN §

This instrument was acknowledged before me June 5, 2023, by Branch Musil, President of **Westlake Property Owners Association, Inc.,** a Texas nonprofit corporation, on behalf thereof and in the capacity herein stated.

_____
Notary Public, State of Texas

(seal)

SUSAN WALKER
Notary Public
STATE OF TEXAS
ID# 1143321-9
My Comm. Exp. Dec 4, 2026

After recording, return to:

Jack T. Gannon, Esq.
Sims Moore Hill & Gannon, L.L.P.
P. O. Box 1096
Hillsboro, Texas 76645

F:\Docs\Jg\Ratliff Trust\Westlake-Musil Development\HOA\Westlake Estates Addition\Mgt Certificate-6-1-23.wpd

FILED AND RECORDED

Instrument Number: 2023016695

Filing and Recording Date: 06/05/2023 03:26:13 PM Pages: 3 Recording Fee: $20.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of McLennan County, Texas.

J. A. "Andy" Harwell, County Clerk
McLennan County, Texas

dunnp