

ROSEBUSCH RANCH RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

THIS DOCUMENT AMENDS RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED AS DOCUMENT NO. 2023085768, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the Association: Rosenbusch Ranch Residential Community, Inc. a Texas nonprofit corporation.
2. The recording data for the subdivision: See **Exhibit A**.
3. The name and mailing address of the Association: See below.
4. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Tracie Manriquez

Mailing Address: Rosenbusch Ranch Residential Community, Inc. c/o PMP Management, 551 S IH 35, Suite 150, Round Rock Texas 78664

Phone Number: (512) 381-2919

Email Address: tmanriquez@pmpmanage.com

5. Website for Dedicatory Instruments: www.rosenbuschranchowners.com
6. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00

Working Capital: \$210.00

Demand/Closing Statement/Required Statement: \$200.00

Documents Package: \$165.00

Financial Package: \$40.00

Minutes: \$40.00 for the respective year

Condominium Certification: \$200.00

Rush Fee: 48 hours \$75.00/24 Hours \$100.00

Transfer Fee: \$185.00

Resale Property Inspection Fee: \$150.00

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**ROSENBUSCH RANCH
RESIDENTIAL COMMUNITY, INC.,**
a Texas nonprofit corporation

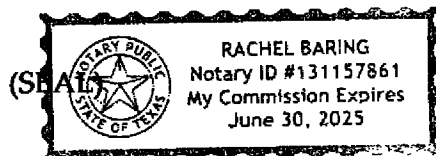
By: Keri Scott
Name: Keri Scott
Title: Director

STATE OF TEXAS

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§
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COUNTY OF Williamson

This instrument was acknowledged before me on the 21 day of JUNE, 2024,
by Keri Scott, the Director of
ROSENBUSCH RANCH RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on
behalf of said nonprofit corporation.



Rachel Baring
Notary Public Signature

ROSENBUSCH RANCH RESIDENTIAL COMMUNITY, INC.
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EXHIBIT A

1. Declaration of Covenants, Conditions and Restrictions for Rosenbusch Ranch, recorded as Document No. 2021135433 in the Official Public Records of Williamson County, Texas.
2. Adoption of Working Capital Assessment for Rosenbusch Ranch, recorded as Document No. 2021157064 in the Official Public Records of Williamson County, Texas.
3. Community Manual for Rosenbusch Ranch, recorded as Document No. 2021157063 in the Official Public Records of Williamson County, Texas.
 - a. Supplement to Community Manual for Rosenbusch Ranch, recorded as Document No. 2023083068 in the Official Public Records of Williamson County, Texas
4. Rosenbusch Ranch - Notice of Addition of Land [Phase Two], recorded as Document No. 2022135203 in the Official Public Records of Williamson County, Texas.
5. Rosenbusch Ranch - Notice of Addition of Land [Phase Three], recorded as Document No. 20240466353, and as corrected and ratified in Document No. 2024050102 in the Official Public Records of Williamson County, Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024052045

Pages: 4 Fee: \$33.00

07/01/2024 10:26 AM

MGOLDEN



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas