

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
COTTONWOOD RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Cottonwood Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR COTTONWOOD RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 202300204836, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

1. The name of the subdivision: Cottonwood.
2. The name of the Association: Cottonwood Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Cottonwood, recorded under Document No. 202300204281 in the Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Cottonwood Residential Community, Inc., c/o Legacy Southwest Property Management, 5600 Tennyson Parkway, Suite 270, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Cottonwood Residential Community, Inc., c/o Legacy Southwest Property Management
Mailing Address:	5600 Tennyson Parkway, Suite 270, Plano, TX 75024
Attn:	Community Manager
Telephone Number:	214-705-1615
Email Address:	Danielle@legacysouthwestpm.com

7. Website to access the Association's dedicatory instruments:
www.legacysouthwestpm.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$175.00
Transfer Fee - \$150.00
Resale Certificate Fee: \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

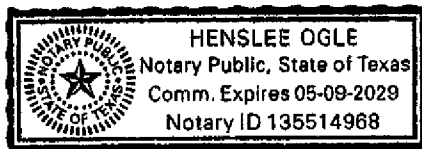
COTTONWOOD RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Annie Hepner
Name: Annie Hepner
Title: Director

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 13 day of August, 2025, by Annie Hepner, Director of Cottonwood Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Cottonwood, recorded under Document No. 202300204281 in the Official Public Records of Dallas County, Texas, as the same may be amended and/or supplemented from time to time.
2. Cottonwood Community Manual, recorded under Document No. 202300204394 in the Official Public Records of Dallas County, Texas, as the same may be amended and/or supplemented from time to time.
3. Cottonwood Adoption of Working Capital Assessment, recorded under Document No. 202300204747 in the Official Public Records of Dallas County, Texas.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500169603

eRecording - Real Property

Recorded On: August 14, 2025 09:19 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500169603
Receipt Number: 20250813000832
Recorded Date/Time: August 14, 2025 09:19 AM
User: Roger J
Station: CC150

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature of John F. Warren.