

**MANAGEMENT CERTIFICATE  
OF  
THE BRADBURY RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Bradbury Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Bradbury.
2. The name of the association: The Bradbury Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Bowie County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Bradbury, recorded as Document No. 2023-00010089 in the Official Public Records of Bowie County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: The Bradbury Residential Community, Inc.; c/o LandMark Community Management. 5900 Balcones Dr. Ste 100 Austin, TX 78731
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: LandMark Community Management  
Attn: Heidi Horton  
Mailing Address: 5900 Balcones Dr. Ste. 100 Austin, TX 78731  
Telephone Number: 512-569-5527  
Email Address: info@landmarkcm.com

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

Working Capital Assessment - \$500.00  
  
Transfer Fee - \$ 100.00  
  
Resale Certificate Fee - \$ 375.00

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

This Certificate is effective as of the 7<sup>th</sup> day of March, 2024

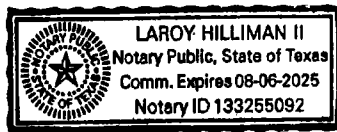
THE BRADBURY RESIDENTIAL COMMUNITY, INC., a  
Texas non-profit corporation

By: [Signature]  
Name: Heidi Horton  
Title: President

THE STATE OF TEXAS       §  
  §  
COUNTY OF Williamson   §

This instrument was acknowledged before me on the 7 day of March, 2024,  
by Heidi Horton, the President of The Bradbury Residential  
Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:  
ROBERT D. BURTON, ESQ.  
WINSTEAD PC  
401 CONGRESS AVE., SUITE 2100  
AUSTIN, TEXAS 78701  
**EMAIL:** RBURTON@WINSTEAD.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Bradbury, recorded under Document No. 2023-00010089, Official Public Records of Bowie County, Texas.
2. The Bradbury Community Manual, recorded under Document No. 2023-00010092, Official Public Records of Bowie County, Texas.
3. The Bradbury Adoption of Working Capital Assessment, recorded under Document No. 2023-00010093, Official Public Records of Bowie County, Texas.

EXHIBIT A

**THE STATE OF TEXAS  
COUNTY OF BOWIE**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Bowie County, Texas.

2024-00002841 AFFD  
03/27/2024 03:45:01 PM Total Fees: \$33.00

Tina Petty, County Clerk  
Bowie County, Texas

A handwritten signature in black ink that reads "Tina Petty". The signature is fluid and cursive, with the first name "Tina" and last name "Petty" clearly distinguishable.