

**MANAGEMENT CERTIFICATE  
OF  
HAWKES COVE TOWNHOMES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Hawkes Cove Townhomes 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:

1. The name of the subdivision: Hawkes Cove Townhomes.
2. The name of the Association: Hawkes Cove Townhomes Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Williamson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Hawkes Cove Townhomes, recorded as Document No. 2025092138 in the Official Public Records of Williamson County, Texas, as amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments and/or supplements to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Hawkes Cove Townhomes Residential Community, Inc., c/o The Management Trust, 9111 Jolleyville Rd., Suite 275, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Hawkes Cove Townhomes Residential Community, Inc.,  
c/o The Management Trust  
Attn: LaKeesha Fleming  
Mailing Address: 9111 Jolleyville Rd., Suite 275, Austin, TX 78759  
Telephone Number: 512-234-3320  
Email Address: [lakeesha.fleming@managementtrust.com](mailto:lakeesha.fleming@managementtrust.com)

7. Website to access the Association's dedicatory instruments:  
[www.managementtrust.com](http://www.managementtrust.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 - \$500.00

Monthly Assessment - \$125.80 (monthly)

Transfer Fee - \$200.00

Resale Certificate Fee - \$360.00

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.

**HAWKES COVE TOWNHOMES RESIDENTIAL  
COMMUNITY, INC., a Texas nonprofit corporation**

By:   
Name: April Maki  
Title: President

STATE OF TEXAS §  
§  
COUNTY OF Travis §

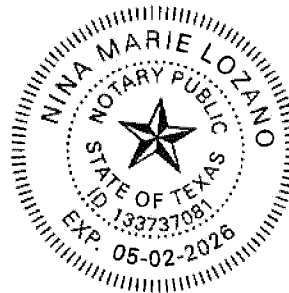
This instrument was acknowledged before me on this 17 day of December, 2025 by April Maki, President of Hawkes Cove Townhomes Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

**Robert D. Burton, Esq.**  
**WINSTEAD PC**  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
[rburton@winstead.com](mailto:rburton@winstead.com)



**ATTACHMENT 1**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Hawkes Cove Townhomes, recorded as Document No. 2025092138, Official Public Records of Williamson County, Texas.
  - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Hawkes Cove Townhomes, recorded as Document No. 2025095898, Official Public Records of Williamson County, Texas.
2. Hawkes Cove Townhomes Community Manual, recorded as Document No. 2025095906, Official Public Records of Williamson County, Texas.
3. Adoption of Working Capital Assessment for Hawkes Cove Townhomes, recorded as Document No. 2025098410, Official Public Records of Williamson County, Texas.
4. Adoption of Reserve Fund Contribution for Hawkes Cove Townhomes, recorded as Document No. 2025098421, Official Public Records of Williamson County, Texas.

**ATTACHMENT 1**

HAWKES COVE TOWNHOMES RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025099951**

Pages: 5 Fee: \$37.00

12/17/2025 01:54 PM

OSALINAS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas