

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
CORTARO PROPERTY OWNERS ASSOCIATION OF HAYS COUNTY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

The undersigned, being the Managing Agent of Cortaro Property Owners Association of Hays County, Inc., a non-profit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Cortaro Subdivision.
2. Name of Association: The name of the Association is Cortaro Property Owners Association of Hays County, Inc.
3. Recording Data for the Subdivision:
 - a. Cortaro Subdivision, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded under Film Code No. 20048211 of the Plat Records of Hays County, Texas and all amendments and annexations thereto or replats thereof, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Cortaro Declaration of Covenants, Conditions, Restrictions.
 - (2) Declaration of Easements and Restrictive Covenants Regarding Shared Pond Facilities & Commercial Uses.
 - b. Recording Information:
 - (1) Hays County Clerk's File No. 21010960.
 - (2) Hays County Clerk's File No. 21011428.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Cortaro Property Owners Association of Hays County, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
CORTARO@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

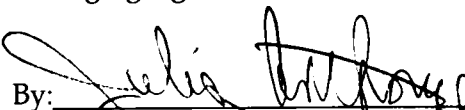
Description	Fee
Conveyance Document Fee with Statement of Account	\$ 375.00
Conveyance Fee	\$ 325.00
Working Capital Fee	\$ 200.00
Statement of Account Fee	\$ 250.00
Rush Fee	\$ 200.00

Resale certificates are requested via the RealManage Closing Portal at
www.realmanage.com/closingportal.

Executed on this 13 day of December, 2022.

**CORTARO PROPERTY OWNERS ASSOCIATION OF
HAYS COUNTY, INC.**

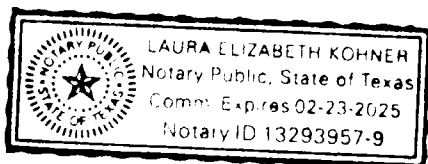
By: RealManage,
Managing Agent

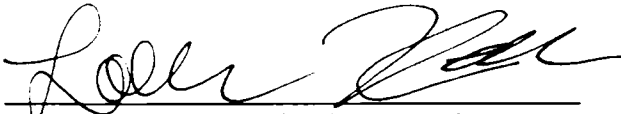
By: 
Printed: Julia Anthony
Its: _____

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
 COUNTY OF Williamson §

BEFORE ME, the undersigned notary public, on this 13 day of December, 2022 personally appeared Julia Anthony, Community Manager of RealManage, Managing Agent for Cortaro Property Owners Association of Hays County, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.




 Notary Public in and for the State of Texas

**THE STATE OF TEXAS
COUNTY OF HAYS**

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 Hays County, Texas.

23033774 CERTIFICATE
09/13/2023 08:35:18 AM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

A handwritten signature in cursive script, reading "Elaine H. Cárdenas".