

**Milam County  
Jodi Morgan  
Milam County Clerk**

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**Instrument Number:** 565

Real Property eRecording

AFFIDAVIT

Recorded On: February 15, 2024 11:04 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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\*\*\*\*\* 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: 565  
Receipt Number: 20240215000005  
Recorded Date/Time: February 15, 2024 11:04 AM  
User: Melinda C  
Station: CCLERK02

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF MILAM

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 Milam County, Texas.

Jodi Morgan  
Milam County Clerk  
Milam County, TX

A handwritten signature in cursive script that reads "Jodi Morgan".

**MANAGEMENT CERTIFICATE  
OF  
CORNERSTONE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Cornerstone 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: Cornerstone.
2. The name of the Association: Cornerstone Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Milam County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Cornerstone, recorded under Document No. 2024-153, in the Official Public Records of Milam County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Cornerstone Residential Community, Inc., c/o Goodwin and Company, PO Box 203310, Austin, Texas 78720.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Cornerstone Residential Community, Inc.  
c/o Goodwin and Company  
Mailing Address: PO Box 203310, Austin, Texas 78720  
Telephone Number: 855-289-6007  
Email Address: info@goodwintx.com

7. Website to access the Association's dedicatory instruments:  
<http://goodwintx.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 - \$100.00

Transfer Fee - \$275


Resale Certificate Fee - \$375

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

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the date this Certificate is Recorded in the Official Public Records of Milam County, Texas.

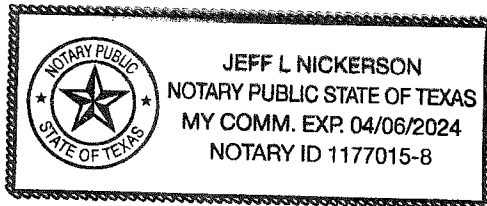
**CORNERSTONE RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By:   
Printed Name: Daniel Gilpin  
Title: Vice President

STATE OF TEXAS                   §  
   §  
COUNTY OF TARRANT       §

This instrument was acknowledged before me on the 10<sup>th</sup> day of February, 2024, by Daniel Gilpin, as Vice President of CORNERSTONE 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  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Cornerstone, recorded under Document No. 2024-153 in the Official Public Records of Milam County, Texas, as the same may be amended from time to time.
2. Cornerstone Community Manual, recorded under Document No. 2024-172, in the Official Public Records of Milam County, Texas, as same may be amended and supplemented from time to time.
3. Cornerstone Adoption of Working Capital Assessment, recorded under Document No. 2024-171, in the Official Public Records of Milam County, Texas.
4. Notice of Plat Recordation for Cornerstone – Phase 1A, recorded under Document No. 2024-226, in the Official Public Records of Milam County, Texas.

ATTACHMENT 1

CORNERSTONE RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE