

**MANAGEMENT CERTIFICATE
OF
THE PRESERVE AT COTTONWOOD CREEK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Preserve at Cottonwood Creek 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: The Preserve at Cottonwood Creek.
2. The name of the Association: The Preserve at Cottonwood Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Guadalupe County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Preserve at Cottonwood Creek, recorded as Document No. 202499018267 in the Official Public Records of Guadalupe 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: The Preserve at Cottonwood Creek Residential Community, Inc., c/o RealManage.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	The Preserve at Cottonwood Creek Residential Community, Inc. c/o RealManage
Mailing Address:	9601 Amberglen Blvd #150 Austin Tx 78729
Attn:	Christine Gamache
Telephone Number:	866-473-2573
Email Address:	<u>branch.austin@ciramail.com</u>

7. Website to access the Association's dedicatory instruments:
www.ciranet.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 - \$1,000.00

Transfer Fee - \$325.00

Resale Certificate Fee - \$ 375.00

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 23rd day of July, 2024.

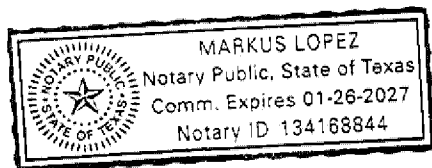
**THE PRESERVE AT COTTONWOOD CREEK
RESIDENTIAL COMMUNITY, INC.,**
a Texas nonprofit corporation

By: [Signature]
Printed Name: Kyle Coldaway
Title: President

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 23 day of July, 2024 by Kyle Coldaway President of THE PRESERVE AT COTTONWOOD CREEK RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Preserve at Cottonwood Creek, recorded as Document No. 202499018267 in the Official Public Records of Guadalupe County, Texas, as the same may be amended from time to time.
2. The Preserve at Cottonwood Creek Community Manual, recorded as Document No. 202499018385 in the Official Public Records of Guadalupe County, Texas, as the same may be amended and supplemented from time to time.
3. The Preserve at Cottonwood Creek Adoption of Working Capital Assessment, recorded as Document No. 202499018388 in the Official Public Records of Guadalupe County, Texas.
4. The Preserve at Cottonwood Creek Design Guidelines, recorded as Document No. 202499018523 in the Official Public Records of Guadalupe County, Texas

202499018541

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
08/06/2024 03:19:18 PM PAGES: 4 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel

ATTACHMENT 1

THE PRESERVE AT COTTONWOOD CREEK RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE