

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
CIMARRON CREEK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Cimarron Creek Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF CIMARRON CREEK RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 2021154292, IN THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.**

1. The name of the subdivision: Cimarron Creek.
2. The name of the Association: Cimarron Creek Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Montgomery County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Cimarron Creek, recorded under Document No. 2014096487, Official Public Records of Montgomery County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Cimarron Creek Residential Community, Inc., c/o FirstService Residential, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	FirstService Residential
Mailing Address:	1330 Enclave Parkway, Suite 425, Houston, Texas 77077
Telephone Number:	713-332-4612
Email Address:	houston@fsresidential.com
7. Website to access the Association's dedicatory instruments:  
<https://cimarroncreek.connectresident.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

CIMARRON CREEK RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED  
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Working Capital Assessment - Amount equal to one hundred percent (100%) of then-current annual assessment rate.

Transfer Fee - \$295.00.

Resale Certificate Fee - \$375.00.

Resale Certificate Update Fee - \$75.00.

Welcome Packet Fee- \$26.50.

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

*[SIGNATURE PAGE CONTINUES]*

EXECUTED to be effective on the date this instrument is Recorded.

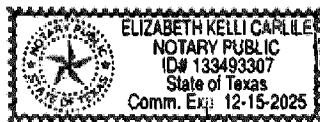
**CIMARRON CREEK RESIDENTIAL COMMUNITY,  
INC., a Texas non-profit corporation**

By: C. Aguilera  
Name: Courtney aguiler  
Title: Regional Director

STATE OF TEXAS           §  
                                      §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me this 28 day of December, 2022 by,  
Courtney Aguilera of Cimarron Creek 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 AVENUE, SUITE 2100**  
**AUSTIN, TEXAS 78701**  
**RBURTON@WINSTEAD.COM**

CIMARRON CREEK RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED  
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**EXHIBIT "A"**

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

1. Declaration of Covenants, Conditions and Restrictions for Cimarron Creek, recorded as Document No. 2014096487, Official Public Records of Montgomery County, Texas.
2. Cimarron Creek Community Manual, recorded as Document No. 2014096569, Official Public Records of Montgomery County, Texas.
3. Notice of Plat Recordation [Cimarron Creek Sec 1, Sec 2 and Sec 3], recorded as Document No. 2015005272, Official Public Records of Montgomery County, Texas.
4. Cimarron Creek Residential Community Amended Adoption of Working Capital Assessment, recorded as Document No. 2020125452, Official Public Records of Montgomery County, Texas.
5. Cimarron Creek First Supplement to Community Manual, recorded as Document No. 2021147279, Official Public Records of Montgomery County, Texas.

**E-FILED FOR RECORD**

**12/29/2022 11:20AM**



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**12/29/2022**



County Clerk  
Montgomery County, Texas