

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
WATERMILL RESIDENTIAL COMMUNITY, INC.

THIS DOCUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN FIRST AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF WATERMILL RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 23027305, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

The undersigned, being an officer of Watermill Residential Community, Inc. (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: Watermill.
2. The name of the Association: Watermill Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Hays County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Watermill, recorded as Document No. 22054609, in the Official Public Records of Hays 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: Watermill Residential Community, Inc., 700 Market Street, Building 3, Cedar Park, Texas 78613.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name:	Watermill Residential Community, Inc.
Attn:	Doug Plas
Mailing Address:	700 Market Street, Building 3, Cedar Park, Texas 78613
Telephone Number:	512-918-8100
Email Address:	pamco@pamcotx.com
7. Website to access the Association's dedicatory instruments:  
<http://pamcotx.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

Resale Certificate Fee – \$375.00

Transfer Fee - \$200.00

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

*[SIGNATURE PAGE FOLLOWS]*



ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Watermill, recorded under Document No. 22054609, Official Public Records of Hays County, Texas, as same may be amended or supplemented from time to time.
2. Watermill Community Manual, recorded under Document No. 22055844, Official Public Records of Hays County, Texas, as same may be amended or supplemented from time to time.
  - a. Watermill First Supplement to Community Manual, recorded under Document No. 24000808, Official Public Records of Hays County, Texas, as same may be amended or supplemented from time to time.
3. Watermill Adoption of Working Capital Assessment, recorded under Document No. 22055840, Official Public Records of Hays County, Texas, as same may be amended or supplemented from time to time.
4. Notice of Plat Recordation for Watermill [Phase 1], recorded under Document No. 22057154, Official Public Records of Hays County, Texas.
5. Notice of Plat Recordation for Watermill [Phase 2], recorded under Document No. 23027030, Official Public Records of Hays County, Texas.

ATTACHMENT 1

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
WATERMILL

**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.

24001671 CERTIFICATE  
01/18/2024 11:41:26 AM Total Fees: \$37.00

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

