

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
COTTON GIN ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS   §  
  §  
COUNTY OF HAYS       §

The undersigned, being the Managing Agent of Cotton Gin Estates Property Owners Association, 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 Cotton Gin Estates.
2. Name of Association: The name of the Association is Cotton Gin Estates Property Owners Association, Inc.
3. Recording Data for the Subdivision:
  - a. 273.944 acres of land, described by metes and bounds in Exhibit A to that certain document described below under Paragraph 4.a.(1) and 4.b.(1) (which said Exhibit A is incorporated herein by reference).
  - b. Cotton Gin Estates, Phase 1A, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume 19, Pages 184-186 of the Plat Records of Hays County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Cotton Gin Estates, Phase 1B, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded under Document No. 16030457 of the Plat Records of Hays County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Cotton Gin Estates, Phase 2, Section 1A, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded under Document No. 18036404 of the Plat Records of Hays County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration\*:
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Cotton Gin Estates.

(2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Cotton Gin Estates.

(3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Cotton Gin Estates.

b. Recording Information:

(1) Hays County Clerk's File No. 16011552.

(2) Hays County Clerk's File No. 17042706.

(3) Hays County Clerk's File No. 18044886.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Cotton Gin Estates Property Owners Association, 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  
[COTGINIES@CiraMail.com](mailto:COTGINIES@CiraMail.com)

7. The Association's Dedicatory Instruments are available to Members online at:  
[www.ciranet.com/residentportal](http://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
Resale Certificate	\$ 375.00
Transfer Fee	\$ 325.00
Update Fee	\$ 75.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 29th day of December, 2021.

**COTTON GIN ESTATES  
PROPERTY OWNERS ASSOCIATION, INC.**

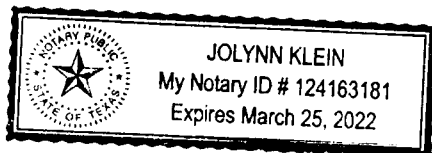
By: RealManage,  
Managing Agent

By: Julia Anthony  
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 29 day of Dec, 2021 personally appeared Julia Anthony, Community Manager of RealManage, Managing Agent for Cotton Gin Estates Property Owners Association, 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.



Jolynn Klein  
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.

22011243 CERTIFICATE  
03/07/2022 10:42:31 AM Total Fees: \$34.00

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

