

FIRST AMENDED
PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
CASTLEGATE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code. Pursuant to Texas Property Code Section 209.004, "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate."

THE STATE OF TEXAS §

COUNTY OF McLENNAN §

The undersigned, being an Officer of Castlegate Townhomes Homeowners Association, Inc., a non-profit corporation (the "Association"), organized and existing under the laws of the State of Texas, submits the following information in accordance with Section 209.004 of the Texas Property Code, and does hereby certify as follows:

1. Name of the Subdivision: The name of the Subdivision is Central Park Addition (the "Subdivision Development").
2. Subdivision Location: The Subdivision is located in Waco, McLennan County, Texas.
3. Name of Homeowners Association: The name of the Homeowners Association is Castlegate Townhomes Homeowners Association, Inc. (the "Association").
4. The recording data for the Subdivision Development is listed below in paragraph number 5.
5. The recording data for the Subdivision Development and the Declaration, and any amendments to the Declaration, are as follows:
 - (a) Final Plat, Castlegate Addition, Lots 1-28, Block 1, A Planned Unit Development, recorded on July 7, 2000 at Document No. 200020370 in the Official Real Property Records of McLennan County, Texas;
 - (b) Declaration of Covenants and Restrictions, Castlegate Townhomes Addition, recorded on July 7, 2000 at Document No. 2000020416 in the Official Real Property Records of McLennan County, Texas;
 - (c) Amendment to Restrictions, recorded on April 4, 2002 at Document No. 2002011707 in the Official Real Property Records of McLennan County, Texas;

- (d) Warranty Deed from Glen Screws Builders, Inc., to Castlegate Townhomes Homeowners Association, Inc., recorded on January 24, 2005 at Document No. 2005003147 in the Official Real Property Records of McLennan County, Texas;
 - (e) Easement Agreement, recorded on September 18, 2008 at Document No. 2008030725 in the Official Real Property Records of McLennan County, Texas;
 - (f) Easement and Right of Way from Castlegate Townhomes Homeowners Association, Inc. to Oncor Electric Delivery Company L.I.C, recorded on March 16, 2009 at Document No. 2009007669 in the Official Real Property Records of McLennan County, Texas; and,
 - (g) Second Amendment to Covenants and Restrictions, Castlegate Townhomes Addition, recorded March 26, 2012 at Document No. 2012008756 in the Official Real Property Records of McLennan County, Texas.
6. Other information the Association considers appropriate is listed below:
- (a) Articles of Incorporation filed in the Office of the Texas Secretary of State on May 19, 2000, Document No. 7032699; and,
 - (b) Reinstatement filed in the Office of the Texas Secretary of State on April 7, 2010, Document No. 302615310001.
7. The name and mailing address for the Association is as follows: Castlegate Townhomes Homeowners Association, Inc., c/o Cromwell Management Company, 1725 Columbus Avenue, Waco, Texas 76701.
8. The name, mailing address, telephone number, and email address of the entity managing the Association is as follows: Cromwell Management Company, 1725 Columbus Avenue, Waco, Texas 76701, (254) 752-9667; Email: leighton@cromwellco.com.
9. Website Address: The Association's Dedicatory Instruments are available online through the website of its Management Company and can be found at www.cromwellco.com.
10. In accordance with Section 207.003 of the Texas Property Code, the following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:
- (a) Fee to assemble, copy, and deliver Subdivision information required by Section 207.003 of the Texas Property Code along with Resale Certificate - \$375.00;
 - (b) Administrative Transfer Fee for a change of ownership of property in the Subdivision - \$150.00; and,
 - (c) Updated Resale Certificate - \$75.00.

11. This First Amended Management Certificate for Castlegate Townhomes Homeowners Association, Inc., is effective upon recordation in the Official Real Property Records of McLennan County, Texas.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot, home, and common areas prior to purchase.

The purpose of this Management Certificate is to provide information sufficient for a title company to correctly identify the Subdivision and contact its governing Association. This Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. No person should rely on this Certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the Subdivision. The registered agent for the Association is on file with the Texas Secretary of State.

SIGNED this the 24 day of June, 2024.

Castlegate Townhomes Homeowners Association, Inc.

By: Gail C. Davis
Gail C. Davis
President, Castlegate Townhomes Homeowners Association, Inc.

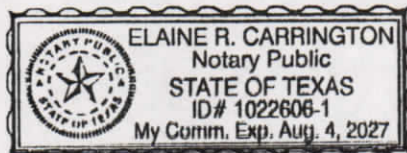
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF McLENNAN

BEFORE ME, the undersigned Notary Public, on this the 24 day of June, 2024, personally appeared Gail C. Davis, President of Castlegate Townhomes Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Elaine R. Carrington
Notary Public in and for the State of Texas

My Commission Expires: Aug. 4, 2027

After recording return to:
Leighton Cromwell
Cromwell Management Company
1725 Columbus Avenue
Waco, Texas 76701

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

J.A. Andy Harwell

J. A. "Andy" Harwell, County Clerk
06/27/2024 09:51 AM

Fee: \$23.00

2024019068 AMENDMENT
McLennan County, TX

