

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
BRETTON WOODS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Bretton Woods Residential Community, Inc., 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 Amended and Restated Management Certificate for Bretton Woods Residential Community, Inc., recorded as Document No. 20170926001291150, Official Public Records of Collin County, Texas.

1. The name of the subdivision: Bretton Woods.
2. The name of the Association: Bretton Woods Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Block A, Lots 2 through 24; Block B Lots 2 through 13; Block C, Lot 1, Lots 3 through 10, and Lots 13 through 16; Block D, Lots 1 through 5; and Block E, Lots 1 through 7, Bretton Woods, Phase 1, a subdivision in Collin County, Texas according to the plat recorded as Document No. 20160115010000190, Official Public Records of Collin County, Texas (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: Bretton Woods Residential Community, Inc., c/o Legacy Southwest Property Management, 8668 John Hickman Parkway, Suite 801, Frisco, TX 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Legacy Southwest Property Management
Attn:	Danielle Lascalere, President
Mailing Address:	8668 John Hickman Parkway, Suite 801, Frisco, TX 75034
Telephone Number:	214-705-1615
Email Address:	propertymanagement@brettonwoodstxhoa.com
7. Website to access the Association's dedicatory instruments:
www.brettonwoodstxhoa.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 - \$500.00

Transfer Fee - \$100.00

Resale Certificate Fee - \$600.00

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

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

[SIGNATURE PAGE FOLLOWS]

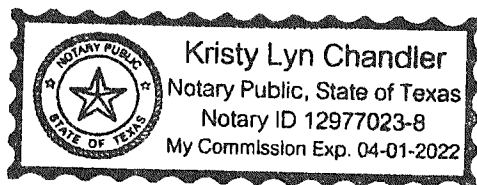
BRETTON WOODS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: BS
Name: Bobby Samuel
Title: Vice President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on 24 day of August, 2021,
by Bobby Samuel, the Vice President of BRETTON WOODS RESIDENTIAL COMMUNITY, INC., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Kristy Lyn Chandler
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Bretton Woods, recorded as Document No. 20160310000284870, Official Public Records of Collin County, Texas.
2. Bretton Woods Community Manual, recorded as Document No. 20160310000287470, Official Public Records of Collin County, Texas.
3. Bretton Woods Design Guidelines, recorded as Document No. 20160826001128410, Official Public Records of Collin County, Texas.
4. Assignment of Declarant Rights for Bretton Woods Subdivision, recorded as Document No. 20200820001371440, Official Public Records of Collin County, Texas.
5. Bretton Woods Amended and Restated Adoption of Working Capital Fee, recorded as Document No. 20171103001473320, Official Public Records of Collin County, Texas.
6. First Supplement to Bretton Woods Community Manual, recorded as Document No. 20210830001758000 Official Public Records of Collin County, Texas.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/31/2021 03:53:03 PM
\$38.00 AHASIK
20210831001770870

ATTACHMENT 1

BRETTON WOODS RESIDENTIAL COMMUNITY, INC.
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE