



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Apr 11, 2024 09:13 AM Fee: \$37.00

**2024038710**

\*Electronically Recorded\*

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

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

**THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF ELM CREEK RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2022003035, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**

1. The name of the subdivision: Elm Creek.
2. The name of the Association: Elm Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Travis County, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elm Creek, recorded under Document No. 2022191861, Official Public Record of Travis County, Texas (the "**Declaration**").
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: Elm Creek Residential Community, Inc., c/o PMP Management, Attn: Tracie Manriquez, 551 S IH 35, Suite 150, Round Rock, Texas 78664.

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Elm Creek Residential Community, Inc.  
c/o PMP Management  
Mailing Address: 551 S IH 35, Suite 150  
Round Rock, Texas 78664  
Attn.: Tracie Manriquez  
Telephone Number: (512) 381-2919  
Email Address: tmanriquez@pmpmanage.com

7. Website to access the association's dedicatory instruments:  
www.elmcreeknorth.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 - \$250.00.

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

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

This Certificate is effective as of the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

ELM CREEK RESIDENTIAL COMMUNITY, INC., a  
Texas nonprofit corporation

By: [Signature]

Name: Kathy Frazier

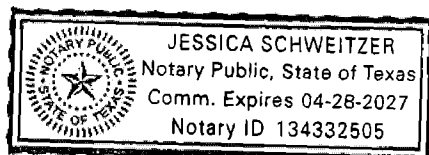
Title: President

THE STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me on this 27<sup>th</sup> day of March, 2024 by Kathy Frazier, the President of Elm Creek Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:  
KRISTI E. STOTTS, ESQ.  
WINSTEAD PC  
401 CONGRESS AVENUE, SUITE 2100  
AUSTIN, TEXAS 78701  
EMAIL: KSTOTTS@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elm Creek, recorded under Document No. 2022191861, Official Public Records of Travis County, Texas.
2. Elm Creek Adoption of Working Capital Assessment, recorded under Document No. 2020071527, Official Public Records of Travis County, Texas.
3. Elm Creek Amended and Restated Community Manual, recorded under Document No. 2022192076, Official Public Records of Travis County, Texas.
4. Notice of Plat Recordation for Elm Creek [Elm Creek Northwest Phase 1], recorded under Document No. 2024038593, Official Public Records of Travis County, Texas.

EXHIBIT "A"

ELM CREEK  
SECOND AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE