



CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
CCBPA, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent of CCBPA, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code.

1. Name of Condominium: Cottonwood Creek Business Park
2. Name of Association: CCBPA, Inc.
3. Location of Condominium: 1603 Medical Parkway, Cedar Park, TX 78613
4. Recording Data for Dedicatory Instruments*:
 Declaration of Covenants, Conditions and Restrictions for Cottonwood Creek Business Park, recorded under Document No. 1999078236, Official Public Records of Williamson County, Texas

 Assignment of Developer Rights, recorded under Document No. 2018110712, Official Public Records of Williamson County, Texas

 First Amendment to Declaration of Covenants, Conditions and Restrictions for Cottonwood Creek Business Park, recorded under Document No. 2021001361, Official Public Records of Williamson County, Texas
5. Contact Information for the Person or Entity Managing the Association:
 Connect Community Management, LLC
 201 S. Lakeline Blvd. Suite 502
 Cedar Park, Texas 78613
 Tel: 512-900-1788
 Fax: 512-582-8432
 Email: admin@connectmanage.com
7. The Association's Dedicatory Instruments are available to Members Online at:
www.portal.connectmanage.com
8. The Following Described Fees are Charged in Connection with the Transfer of a Unit:

| | |
|--------------------|----------|
| Resale Certificate | \$375.00 |
| Transfer Fee | \$475.00 |

| | |
|--------------------------|---|
| Working Capital | |
| Statement of Account | \$100.00 |
| New Account Fee | \$65.00 |
| Lender Questionnaire | \$375.00 |
| Resale Update | \$75.00 |
| Rush Fee | \$300.00 |
| Compliance Inspection | \$625.00 |
| Other Miscellaneous Fees | Place your order at www.HomeWiseDocs.com and see full list of miscellaneous fees and all updated fees |

This Management Certificate is effective as of the 20 day of August, 2025.

CCBPA, INC.

By:

Troy Fielding
Community Manager

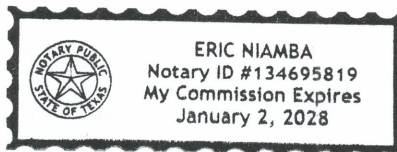
*This Management Certificate does not purport to identify every publicly recorded document affecting the Association, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium 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 20th day of August, 2025 personally appeared Troy Fielding, Community Manager of Connect Community Management, LLC, Managing Agent of CCBPA, 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.

Eric Niamba
Notary Public in and for the State of Texas



⑥ Connect Community Mgmt
201 S. Lakeline Blvd
Suite 502
Cedar Park, TX 78613

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2025066662

Fee: \$29.00
08/25/2025 02:51 PM VDONNELLY



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

