

MANAGEMENT CERTIFICATE
AUSTIN WATERS TOWNHOMES ASSOCIATION, INC.

The undersigned, being an Officer of Austin Waters Townhomes Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Austin Waters (the "Subdivision Development").
2. The name of the Association is Austin Waters Townhomes Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Austin Waters Phase 1, a subdivision in Denton County, Texas, according to the Map or Plat thereof recorded at Cabinet X, Page 516 - 520 of the Plat Records of Denton County, Texas.
4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions for Austin Ranch Commercial Properties, recorded at Document No. 005404 of the Official Public Records of Denton County, Texas.

First Supplement to Declaration of Covenants, Conditions and Restrictions for Austin Ranch Commercial Properties, recorded at Document No. 117391 of the Official Public Records of Denton County, Texas.

Second Supplement to Declaration of Covenants, Conditions and Restrictions for Austin Ranch Commercial Properties, recorded at Document No. 022446 of the Official Public Records of Denton County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Austin Ranch Commercial Properties, recorded at Document No. 2005-30295 of the Official Public Records of Denton County, Texas and at Document No. 2005-0032456 of the Official Public Records of Collin County, Texas.

Declaration of Covenants, Conditions and Restrictions for Austin Ranch, recorded at Document No. 2005-134474 of the Official Public Records of Denton County, Texas.

Master Declaration of Covenants, Conditions and Restrictions for Austin Waters, recorded at Document No. 2007-70218 of the Official Public Records of Denton County, Texas.

Residential Supplemental Declaration of Covenants, Conditions and Restrictions for Austin Waters Townhomes, recorded at Document No. 2007-78241 of the Official Public Records of Denton County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for Austin Waters, recorded at Document No. 2009-90634 of the Official Public Records of Denton County, Texas.

Amendment Withdrawing Property from the Declaration of Covenants, Conditions and Restrictions for Austin Ranch, recorded at Document No. 2011-114774 of the Official Public Records of Denton County, Texas.

Austin Waters Homeowners Association, Inc. Dedicatory Instruments Alternative Payment Schedule Guidelines for Certain Assessments, recorded at Document No. 2011-125328 of the Official Public Records of Denton County, Texas.

Austin Waters Homeowners Association, Inc. Dedicatory Instruments Policy for Priority of Payments, recorded at Document No. 2011-125329 of the Official Public Records of Denton County, Texas.

Austin Waters Homeowners Association, Inc. Dedicatory Instruments Policy for Records Production and Copying, recorded at Document No. 2011-125330 of the Official Public Records of Denton County, Texas.

Austin Waters Homeowners Association, Inc. Dedicatory Instruments Policy for Document Retention, recorded at Document No. 2011-125331 of the Official Public Records of Denton County, Texas.

Austin Waters Homeowners Association, Inc. Dedicatory Instruments Collection Policy, recorded at Document No. 2011-125327 of the Official Public Records of Denton County, Texas.

Austin Waters Townhomes Association, Inc. Dedicatory Instruments Policy for Priority of Payments, recorded at Document No. 2012-15536 of the Official Public Records of Denton County, Texas.

Austin Waters Townhomes Association, Inc. Dedicatory Instruments Policy for Document Retention, recorded at Document No. 2012-15538 of the Official Public Records of Denton County, Texas.

Austin Waters Townhomes Association, Inc. Dedicatory Instrument Collection Policy, recorded at Document No. 2012-15534 of the Official Public Records of Denton County, Texas.

Austin Waters Townhomes Association, Inc. Dedicatory Instrument Alternative Payment Schedule Guidelines for Certain Assessments, recorded at Document No. 2012-15535 of the Official Public Records of Denton County, Texas.

Austin Waters Townhomes Association, Inc. Dedicatory Instrument Policy for Records Production and Copying, recorded at Document No. 2012-15537 of the Official Public Records of Denton County, Texas.

Second Supplemental Declaration of Covenants, Conditions and Restrictions for Austin Waters, recorded at Document No. 2012-97163 of the Official Public Records of Denton County, Texas.

Certificate and Memorandum of Recording of Association Documents for Austin Waters Townhomes Association, Inc., recorded at Document No. 101372 of the Official Public Records of Denton County, Texas.

Certificate and Memorandum of Recording of Association Documents for Austin Waters Homeowners Association, Inc., recorded at Document No. 97754 of the Official Public Records of Denton County, Texas.

First Supplemental Certificate and Memorandum of Recording of Association Documents for Austin Waters Homeowners Association, Inc., recorded at Document No. 34718 of the Official Public Records of Denton County, Texas.

Amended and Restated Condominium Declaration for Austin Ranch Townhomes, a Condominium, recorded at Document No. 131519 of the Official Public Records of Denton County, Texas.

Governing Documents for Austin Ranch Townhomes Homeowners Association, Inc., recorded at Document No. 118213 of the Official Public Records of Denton County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Creekside at Austin Waters, recorded at Document No. 213285 of the Official Public Records of Denton County, Texas.

5. The name and mailing address of the Association is:

Austin Waters Townhomes Association, Inc.
c/o PMI Alliance
1011 Surrey Lane, Building #200
Flower Mound, TX 75022

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

PMI Alliance
1011 Surrey Lane, Building #200
Flower Mound, TX 75022
Tel: (214) 295-9661
Email: support@pmialliance.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is www.pmialliance.com.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Property Transfer Fee	\$200.00
Reserve Contribution	\$95.00
Insurance Fee	\$155.00

This Management Certificate is effective as of the 31st day of May, 2022.

AUSTIN WATERS TOWNHOMES ASSOCIATION, INC., a
Texas nonprofit corporation

By: 

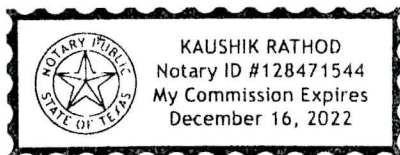
Name: Tommy C. Knowles

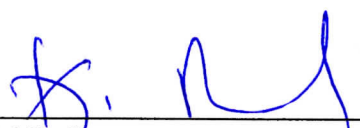
Title: President Austin Waters Townhome HOA

THE STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on 31 day of MAY, 2022, by
TOMMY C. KNOWLES for Austin Waters Townhomes Association,
Inc., a Texas nonprofit corporation, on behalf of said corporation.




Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746