



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jan 09, 2024 09:35 AM Fee: \$37.00

**2024002535**

\*Electronically Recorded\*

**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
CANTARRA MEADOW RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Cantarra Meadow 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 Second Amended and Restated Management Certificate of Cantarra Meadow Residential Community, Inc., recorded as Document No. 2021221584 in the Official Public Records of Travis County, Texas.

1. The name of the subdivision: Cantarra Meadow.
2. The name of the association: Cantarra Meadow Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Travis County, Texas, as described on Exhibit "A" to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cantarra Meadow, recorded under Document No. 2017177604 in the Official Public Records 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 Cantarra Meadow Residential Community, Inc., c/o Goodwin & Co., 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Melissa Kay McWilliams  
Mailing Address: 11950 Jollyville Road, Austin, Texas 78759  
Telephone Number:: (512) 852-7951  
Email Address: Melissa.McWilliams@goodwintx.com

7. Website to access the association's dedicatory instruments: [www.townsq.io](http://www.townsq.io)
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

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.

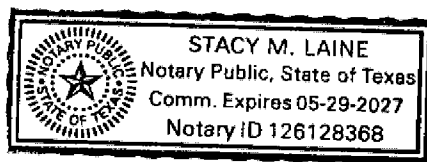
**CANTARRA MEADOW RESIDENTIAL COMMUNITY,  
INC., a Texas non-profit corporation**

By: Keri Rhodes  
Printed Name: Keri Rhodes  
Title: Director

STATE OF TEXAS §  
§  
COUNTY OF Williamson §

This instrument was acknowledged before me this 8 day of January, 2024 by Keri Rhodes, Director of Cantarra Meadow Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Stacy M. Laine  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

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

**CANTARRA MEADOW RESIDENTIAL COMMUNITY, INC.**  
**THIRD AMENDED AND RESTATED**  
**MANAGEMENT CERTIFICATE**

EXHIBIT "A"

## RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Cantarra Meadow – Community Manual, recorded as Document No. 2016023847, Official Public Records of Travis County, Texas.
2. Notice of Addition of Land to Cantarra Meadow, Declaration of Covenants, Conditions and Restrictions [Adding Phase IIIB], recorded as Document No. 2016110124, Official Public Records of Travis County, Texas.
3. Declaration of Annexation to Declaration of Covenants, Conditions and Restrictions for Cantarra [Adding Phase IIA-2], recorded March 7, 2017 as Document No. 2017037265, Official Public Records of Travis County, Texas.
4. Amended and Restated Declaration of Covenants, Conditions and Restrictions – Cantarra Meadow, recorded as Document No. 2017076985, Official Public Records of Travis County, Texas.
5. Notice of Amended and Restated Declaration of Covenants, Conditions and Restrictions – Cantarra Meadow, recorded as Document No. 2017177604, Official Public Records of Travis County, Texas.
6. Notice of Addition of Land to Cantarra Meadow Amended and Restated Declaration of Covenants, Conditions and Restrictions [Adding Cantara II, Phase 1 and Cantara II, Phase 2], recorded as Document No. 2018009695, Official Public Records of Travis County, Texas.
7. Notice of Addition of Land to Cantarra Meadow Amended and Restated Declaration of Covenants, Conditions and Restrictions [Adding Cantara IV], recorded as Document No. 2018032410, Official Public Records of Travis County, Texas.
8. Notice of Addition of Land to Cantarra Meadow Amended and Restated Declaration of Covenants, Conditions and Restrictions [Adding Cantara 1 North, Section 5], recorded as Document No. 2018178641, Official Public Records of Travis County, Texas.
9. Notice of Addition of Land to Cantarra Meadow Amended and Restated Declaration of Covenants, Conditions and Restrictions [Adding Cantarra II, Phase 3], recorded as Document No. 2019027954, Official Public Records of Travis County, Texas.

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10. Notice of Addition of Land to Cantarra Meadow Amended and Restated Declaration of Covenants, Conditions and Restrictions [Adding Cantarra 1 North, Sections 6 and 7], recorded as Document No. 2019076723, Official Public Records of Travis County, Texas.
11. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions – Cantarra Meadow, recorded as Document No. 2019087677, Official Public Records of Travis County, Texas.
12. Notice of Addition of Land to Cantarra Meadow Amended and Restated Declaration of Covenants, Conditions and Restrictions [Cantarra 1 North, Sections 8], recorded as Document No. 2019152495, Official Public Records of Travis County, Texas.
13. Notice of Addition of Land to Cantarra Meadow Amended and Restated Declaration of Covenants, Conditions and Restrictions [Cantarra 1 North, Sections 10], recorded as Document No. 2019183260, Official Public Records of Travis County, Texas.
14. Cantarra Meadow – First Supplement to Community Manual, recorded as Document No. 2020099412, Official Public Records of Travis County, Texas.
15. Non-Material Correction to Notice of Addition of Land to Cantarra Meadow Amended and Restated Declaration of Covenants, Conditions and Restrictions [Cantarra 1 North, Sections 8], recorded as Document No. 2021015844, Official Public Records of Travis County, Texas.
16. Cantarra Meadow – Second Supplement to Community Manual, recorded as Document No. 2021197663, Official Public Records of Travis County, Texas.
17. Cantarra Meadow – Third Supplement to Community Manual, recorded as Document No. 2024001425, Official Public Records of Travis County, Texas.

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