



**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
EC CONDOMINIUM ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of EC Condominium Association, Inc. (the "**Association**"), and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium: Emory Crossing Condominiums.
2. The name of the Association: EC Condominium Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: See Exhibit "A"
5. The name and mailing address of the Association EC Condominium Association, Inc., c/o Capital Consultants Management Corporation (CCMC), 8360 E. Via de Ventura, Ste. L100, Scottsdale, Arizona 85258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Capital Consultants Management Corporation (CCMC)
Attn: Community Manager
Mailing Address: 8360 E. Via de Ventura, Ste. L100, Scottsdale, AZ 85258
Telephone Number: (469) 246-3500
Email Address: ccmctx@ccmcnet.com

7. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Master Working Capital Assessment - \$600.00.

Condominium Working Capital Assessment - \$100.00.

Resale Disclosure Update - \$75.00.

Returned Payment Fee - \$30.00 for each returned item.

Resale Trustee/Lender Sale - \$375.00 per transaction.

EC CONDOMINIUM ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

Lender Questionnaire:

\$200.00 per questionnaire (standard format).

\$300.00 per questionnaire (custom format).

Condominium Unity may be subject to further property transfer fees incurred by the Master Association, as defined in the Declaration.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

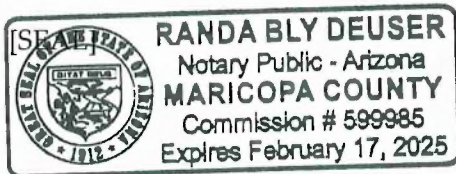
The foregoing is a true and correct copy of the Management Certificate for the association identified below.

EC CONDOMINIUM ASSOCIATION, INC., a
Texas nonprofit corporation

By: [Signature]
Name: Delores Ferguson
Title: Chief Customer Officer

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

This instrument was acknowledged before me this 14th day of January, 2025
by Delores Ferguson, Chief Customer Officer of EC Condominium Association, Inc., a
Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature
Randa Bly Deuser

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@instead.com

EC CONDOMINIUM ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Emory Crossing – Master Covenant, recorded as Document No. 2021024869, Official Public Records of Williamson County, Texas.
2. EC Condominium – Development Area Declaration of Condominium Regime, recorded as Document No. 2021030233, Official Public Records of Williamson County, Texas.
3. EC Condominium – Community Manual, recorded as Document No. 2021033391, Official Public Records of Williamson County, Texas.
4. EC Condominium – Notice of Applicability, recorded as Document No. 2021029151, Official Public Records of Williamson County, Texas.
5. EC Condominium – First Amendment to Development Area Declaration of Condominium Regime, recorded as Document No. 2021167022, Official Public Records of Williamson County, Texas.
6. EC Condominium – Notice of Applicability [Phase 2], recorded as Document No. 2021167021, Official Public Records of Williamson County, Texas.
7. EC Condominium – Supplement to Community Manual, recorded as Document No. 2021183975, Official Public Records of Williamson County, Texas.
8. EC Condominium – Declarant Appointment of Directors and Officers, recorded as Document No. 2022116628, Official Public Records of Williamson County, Texas.
9. EC Condominium – Second Amendment to Development Area Declaration, recorded as Document No. 2023023921, Official Public Records of Williamson County, Texas.
10. EC Condominium – Third Amendment to Development Area Declaration, recorded as Document No. 2023059047, Official Public Records of Williamson County, Texas.
11. EC Condominium – Declarant Appointment of Directors and Officers, recorded as Document No. 2023069568, Official Public Records of Williamson County, Texas.
12. EC Condominium – Notice of Applicability [Units 126 Through 215], recorded as Document No. 2023074203, Official Public Records of Williamson County, Texas.
13. EC Condominium – Declarant Appointment of Directors and Officers, recorded as Document No. 2024050931, Official Public Records of Williamson County, Texas.

EC CONDOMINIUM ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE



Nancy E. Rister
Williamson County Clerk
405 Martin Luther King Street
Georgetown, Texas 78626
(512) 943-1515

Receipt: 2025-5410

Product	Name	Extended
PMC	PROPERTY OWNERS ASSOCIATION MNGMNT CERT	\$37.00
	# Pages	5
	External Document#	2025006747
	Document Info:	WINSTEAD PC
Total		\$37.00
Tender (Check)		\$37.00
Check Number	10058	
Paid By	WINSTEAD PC	

Thank You for Your Business

1/29/25 3:56 PM CST Osalinas