

### **MANAGEMENT CERTIFICATE**

This Management Certificate is recorded pursuant to Section 82.116 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of July 8, 2022 by Cottonwood Creek Office Park Condominium Association, Inc., a Texas non-profit corporation (the "Association").

### **W I T N E S S E T H :**

WHEREAS, the Declarant for Cottonwood Creek Office Park Condominiums has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Cottonwood Creek Office Park Condominiums filed of record on or about December 6, 2021 (the "Declaration") and recorded at Instrument No. 20211206002469500 in the Real Property Records of Collin County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Cottonwood Creek Office Park Condominiums.

WHEREAS, the Association was duly formed on September 15, 2021, as Cottonwood Creek Office Park Condominium Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 82 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Cottonwood Creek Office Park Condominiums.
2. Name of the Association. The name of the Association is the Cottonwood Creek Office Park Condominium Association, Inc. and is located at Collin County, Texas. The mailing address for the Association is SBB Management, 12801 N. Central Expressway Ste. 1401, Dallas, TX 75243.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Collin County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about December 6, 2021 (the "Declaration") recorded at Instrument No. 20211206002469500 in the Real Property Records of Collin County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

SBB Management  
12801 N. Central Expressway Ste. 1401  
Dallas, TX 75243

6. Manager of the Association. The telephone number for the manager of the Association is 972-960-2800 and the email address for the manager of the Association is [v.burch@sbbmanagement.com](mailto:v.burch@sbbmanagement.com).

7. Resale Certificates: Resale Certificates may be requested by contacting Aaron Becherer at [abecherer@excelam.com](mailto:abecherer@excelam.com). The cost of a Resale Certificate is \$375.00. The cost of an Administration Fee is \$275.00. The cost of a Resale Certificate update is \$75.00. The Rush Fees to expedite a Resale Certificate delivery in advance of a 10 business day requirement are as follows: (a) 1 business day is \$300, b) 3 business days is \$200, and c) 5 business days is \$100. The cost of a Statement of Account is \$150.00. The cost of a Compliance Inspection Fee (optional) is \$125.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Cottonwood Creek Office Park Condominium  
Association, Inc., a Texas non-profit corporation

By:

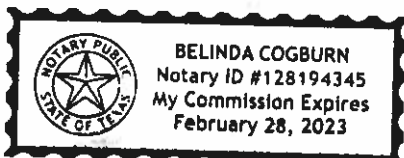


Authorized Representative for  
Cottonwood Creek Office Park Condominium  
Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on this 24<sup>th</sup> day of July, 2022 by Vanessa Burch, Authorized Representative for Cottonwood Creek Office Park Condominium Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

  
Notary Public Signature