

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
HEADWATERS RESIDENTIAL MASTER COMMUNITY, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

The undersigned, being the Managing Agent of Headwaters Residential Master Community, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Headwaters at Barton Creek.
2. Name of Association: The name of the Association is Headwaters Residential Master Community, Inc.
3. Recording Data for the Subdivision:
 - a. Headwaters at Barton Creek, Phase 1, a subdivision in Hays County Texas, according to the map or plat thereof recorded in Volume 19, Page 161-168 of the Plat Records of Hays County, Texas, corrected by Scrivener's Affidavit recorded under Clerk's File No. 2020052901 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Headwaters at Barton Creek, Phase 2, a subdivision in Hays County Texas, according to the map or plat thereof recorded under Clerk's File No. 2019021686 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Headwaters at Barton Creek, Phase 4, Section 1, a subdivision in Hays County Texas, according to the map or plat thereof recorded under Clerk's File No. 2019021691 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Headwaters at Barton Creek, Phase 4, Section 2, a subdivision in Hays County Texas, according to the map or plat thereof recorded under Clerk's File No. 2020022472 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Headwaters at Barton Creek, Phase 4, Section 3, a subdivision in Hays County Texas, according to the map or plat thereof recorded under Clerk's File No. 2020022501 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
 - f. Headwaters at Barton Creek, Phase 4, Section 5, a subdivision in Hays County Texas, according to the map or plat thereof recorded under

Clerk's File No. 2020005499 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.

- g. Headwaters at Barton Creek, Phase 4, Section 6, a subdivision in Hays County Texas, according to the map or plat thereof recorded under Clerk's File No. 2020005500 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration*:

a. Documents:

- (1) Headwaters at Barton Creek Master Covenant [Residential].
- (2) Headwaters at Barton Creek First Amendment to Master Covenant [Residential].
- (3) Headwaters at Barton Creek Development Area Declaration [Residential].
- (4) Headwaters at Barton Creek Notice of Applicability [Residential] [Phase 1].
- (5) Headwaters at Barton Creek Community Enhancement Covenant [Residential].
- (6) Headwaters at Barton Creek Notice of Applicability of Master Covenant and Development Area Declaration [Residential] {Phase 2 and Phase 4, Section 1}.
- (7) Headwaters at Barton Creek Notice of Applicability of Master Covenant and Development Area Declaration [Residential] {Phase 2 and Phase 4, Section 2}.
- (8) Headwaters at Barton Creek Notice of Applicability of Master Covenant and Development Area Declaration [Residential] {Phase 2 and Phase 4, Section 3}.
- (9) Headwaters at Barton Creek Notice of Applicability of Master Covenant and Development Area Declaration [Residential] {Phase 2 and Phase 4, Section 4}.
- (10) Headwaters at Barton Creek Notice of Service Area Designation. (Service Area Number 1)
- (11) Headwaters at Barton Creek Notice of Service Area Designation. (Service Area Number 2)

b. Recording Information:

- (1) Hays County Clerk's File No. 2016015124.
- (2) Hays County Clerk's File No. 2018005875.
- (3) Hays County Clerk's File No. 2016015147.
- (4) Hays County Clerk's File No. 2016015183.

- (5) Hays County Clerk's File No. 2016015157.
- (6) Hays County Clerk's File No. 2019027219.
- (7) Hays County Clerk's File No. 2021032682.
- (8) Hays County Clerk's File No. 2021032683.
- (9) Hays County Clerk's File No. 2021032684.
- (10) Hays County Clerk's File No. 2019040979.
- (11) Hays County Clerks' File No. 2019040980.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Headwaters Residential Master Community, Inc. c/o Capital Consultant Management Company, 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

CCMC Conveyance Department
 7800 N. Dallas Parkway, Suite 450
 Plano, TX 75024
 469.246.3500
ccmctx@ccmcnet.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.myheadwaters.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Community Enhancement Fee	.25% of Contract Sales Price
Working Capital Fee (Builder to Buyer and Resales)	6 months of then current assessment 2021 - \$744.00 Proposed 2022 - \$781.20
Resale Disclosure and Lien Estoppel Fee (Resale)	\$ 345.00
Resale Disclosure and Lien Estoppel Fee (Builder to Buyer Sale)	\$50.00
Rush Fee	\$ 100.00

Executed on this 30th day of November, 2021.

HEADWATERS RESIDENTIAL MASTER COMMUNITY, INC.

By: Capital Consultant Management Company,
Managing Agent

By: 

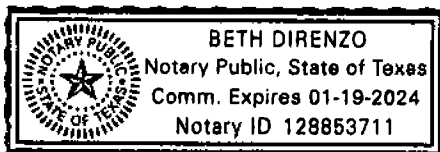
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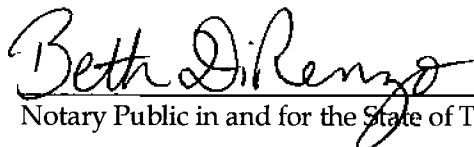
Its: Regional President - CCMC - Managing Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision 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 §
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COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 30th day of November, 2021 personally appeared Andy Babbitt, Division President of Capital Consultant Management Company, Managing Agent for Headwaters Residential Master Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

21066469 CERTIFICATE
12/03/2021 10:34:18 AM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

