

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
FIREFLY POINTE COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of Firefly Pointe Community Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR FIREFLY POINTE COMMUNITY ASSOCIATION, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 2024070653, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

1. The name of the subdivision: Firefly Pointe.
2. The name of the Association: Firefly Pointe Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Williamson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Firefly Pointe, recorded as Document No. 2024070269 in the Official Public Records of Williamson County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Firefly Pointe Community Association, Inc.; c/o The Management Trust, 9111 Jollyville Road, Suite 275, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Firefly Pointe Community Association, Inc. c/o The Management Trust
Attn:	Miriam Coccianti
Mailing Address:	9111 Jollyville Road, Suite 275 Austin, Texas 78759
Telephone Number:	512-234-3320 x 2901
Email Address:	Miriam.coccianti@managementtrust.com

7. Website to access the Association's dedicatory instruments:  
<https://my.managementtrust.com/login>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$350.00

Transfer Fee - \$200.00

Statement of Account Fee - \$165.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the date this instrument is Recorded.

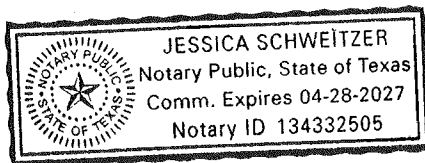
**FIREFLY POINTE COMMUNITY ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: Katherine Taylor  
Name: Katherine Taylor  
Title: President

THE STATE OF TEXAS §  
COUNTY OF Williamson §

This instrument was acknowledged before me on the 3rd day of September, 2025, by Katherine Taylor, as President of Firefly Pointe Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

KRISTI E. STOTTS, ESQ.  
WINSTEAD PC  
600 W. 5TH STREET, SUITE 900  
AUSTIN, TEXAS 78701  
EMAIL: KSTOTTS@WINSTEAD.COM

**ATTACHMENT 1**

1. Firefly Pointe Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 2024070269, Official Public Records of Williamson County, Texas.
  - a. Firefly Pointe First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 2024099927, Official Public Records of Williamson County, Texas.
2. Firefly Pointe Community Manual, recorded under Document No. 2024070382, Official Public Records of Williamson County, Texas.
  - a. Firefly Pointe First Supplement to Community Manual, recorded under Document No. 2025069755, Official Public Records of Williamson County, Texas.
3. Firefly Pointe Adoption of Working Capital Assessment, recorded under Document No. 2024070392, Official Public Records of Williamson County, Texas.
4. Firefly Pointe Notice of Plat Recordation [Phase 1], recorded under Document No. 2024070416, Official Public Records of Williamson County, Texas.
5. Firefly Pointe Notice of Plat Recordation [Phase 2], recorded under Document No. 2025059526, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025069794**

Pages: 5 Fee: \$37.00

09/03/2025 04:07 PM

KWEEMS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas