

**MANAGEMENT CERTIFICATE  
OF  
COTTONWOOD RESIDENTIAL COMMUNITY, INC.**

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

1. The name of the subdivision: Cottonwood.
2. The name of the Association: Cottonwood Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Cottonwood, recorded under Document No. 202300204281 in the Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Cottonwood Residential Community, Inc., c/o Legacy Southwest Property Management, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Cottonwood Residential Community, Inc., c/o Legacy Southwest Property Management
Mailing Address:	8668 John Hickman Parkway, #801, Frisco, TX 75034
Attn:	Community Manager
Telephone Number:	214-705-1615
Email Address:	<u>Danielle@legacysouthwestpm.com</u>

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

Working Capital Assessment - \$175.00  
Transfer Fee - \$150.00  
Resale Certificate Fee: \$250.00

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

COTTONWOOD RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By: Sandra Lee

Name: Sandra Lee

Title: President

STATE OF TEXAS

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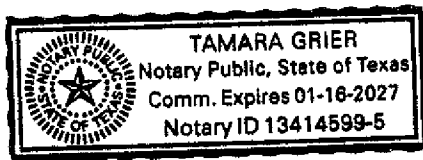
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COUNTY OF DALLAS

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This instrument was acknowledged before me on the 9 day of August, 2023, by Sandra Lee, the President of Cottonwood Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Tamara Grier  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.

Winstead PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

Email: [kstotts@winstead.com](mailto:kstotts@winstead.com)

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Cottonwood, recorded under Document No. 202300204281 in the Official Public Records of Dallas County, Texas, as the same may be amended and/or supplemented from time to time.
2. Cottonwood Community Manual, recorded under Document No. 202300204394 in the Official Public Records of Dallas County, Texas, as the same may be amended and/or supplemented from time to time.
3. Cottonwood Adoption of Working Capital Assessment, recorded under Document No. 202300204747 in the Official Public Records of Dallas County, Texas.

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202300204836

eRecording - Real Property

Recorded On: October 06, 2023 09:59 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202300204836  
Receipt Number: 20231006000204  
Recorded Date/Time: October 06, 2023 09:59 AM  
User: Blanca M  
Station: CC137.dal.ccdc

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.