

SECOND AMENDED AND RESTATED
MANAGEMENT CERTIFICATE
OF
CEDAR BROOK COMMUNITY ASSOCIATION, INC.

THIS DOCUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN CEDAR BROOK COMMUNITY ASSOCIATION INC. MANAGEMENT CERTIFICATE RECORDED AS DOCUMENT NO. 2022118994, AND AS DOCUMENT NO. 2023085528, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

The undersigned, being an officer Cedar Brook Community Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Cedar Brook.
2. The name of the association: Cedar Brook Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Williamson County, Texas, as more particularly described on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Cedar Brook, recorded as Document No. 2022032104 in the Official Public Records of Williamson County, Texas (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 attached hereto.
5. The name and mailing address of the association: Cedar Brook Community Association, Inc., c/o Goodwin & Company, P.O. Box 203310, Austin, Texas 78720.
6. The name, mailing address, telephone number, email address of the person managing the association:

Name: Goodwin & Company
Mailing Address: P.O. Box 203310, Austin, Texas 78720
Attn: Community Manager
Telephone Number: 855-289-6007
Email Address: info@goodwintx.com

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

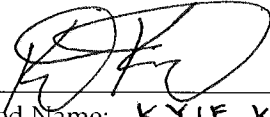
Working Capital Assessment - \$500.00

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

This Certificate is effective as of the date it is recorded in the Official Public Records of Williamson County, Texas.

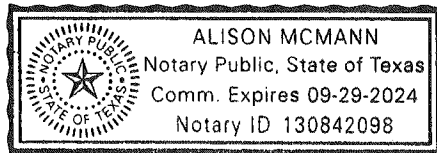
CEDAR BROOK COMMUNITY ASSOCIATION, INC.,
a Texas non-profit corporation

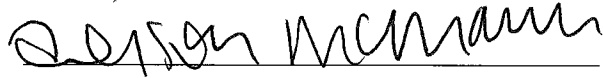
By: 
Printed Name: KYLE KRIEHEL
Title: DIRECTOR

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 14 day of DECEMBER, 2023, by KYLE KRIEHEL, the DIRECTOR of CEDAR BROOK COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1
RECORDING INFORMATION
FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Cedar Brook, recorded as Document No. 2022032104, Official Public Records of Williamson County, Texas.
2. Cedar Brook Community Manual, recorded as Document No. 2022032332, Official Public Records of Williamson County, Texas.
 - a. First Supplement to Cedar Brook Community Manual, recorded as Document No. 2023085449, Official Public Records of Williamson County, Texas.
3. Amended and Restated Adoption of Working Capital Assessment for Cedar Brook, recorded as Document No. 2023085454, Official Public Records of Williamson County, Texas.
4. Cedar Brook Appointment of ACC and Adoption of Architectural Review Fee, recorded as Document No. 2023099690, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023104485

Pages: 4 Fee: \$34.00

12/21/2023 10:31 AM

ATAYLOR



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas