



MANAGEMENT CERTIFICATE
OF
FIREFLY COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of Firefly 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: Lockhart Farms Addition, Phase 2
2. The name of the association: Firefly Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Caldwell County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Firefly, recorded as Document No. 2024-005984 in the Official Public Records of Caldwell County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association:

Firefly Community Association, Inc.
c/o PMP Management
551 SIH 35, Suite 150
Round Rock, Texas 78664

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	PMP Management
Attn:	Melissa Carman
Mailing Address:	551 SIH 35, Suite 150 Round Rock, Texas 78664
Telephone Number:	(512) 381-2919
Email Address:	mcarman@pmpmanage.com

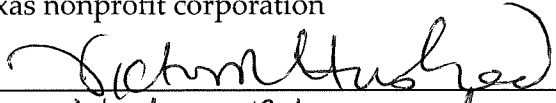
7. Website to access the Association's dedicatory instruments: <https://pmprollc.com/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$300
Transfer Fee - \$250
Resale Certificate Fee - \$375

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

This Certificate is effective as of the 18th day of July, 2024.


FIREFLY COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation

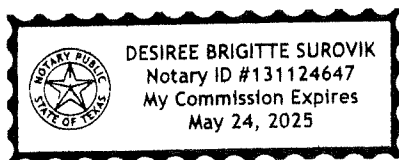
By: 
Name: Victoria R Husband
Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 18th day of July, 2024, by Victoria Husband, the Vice President of Firefly Community Association, Inc., a Texas nonprofit corporation, on behalf of said non-profit corporation.

[SEAL]


Notary Public Signature



AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
600 W. 5th STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM

ATTACHMENT 1

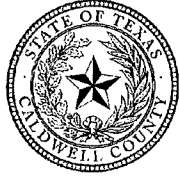
1. Declaration of Covenants, Conditions and Restrictions for Firefly, recorded under Document No. 2024-005984, Official Public Records of Caldwell County, Texas.
2. Firefly Community Manual, recorded under Document No. 2024-006251, Official Public Records of Caldwell County, Texas.
3. Firefly Adoption of Working Capital Assessment, recorded under Document No. 2024-006250, Official Public Records of Caldwell County, Texas.

FILED AND RECORDED

Instrument Number: 2024-006508 Management Certificate

Filing and Recording Date: 08/14/2024 10:23:59 AM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.