

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
CROSS CREEK HUTTO HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent of Cross Creek Hutto Homeowners Association, 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 Cross Creek Hutto.
2. Name of Association: The name of the Association is Cross Creek Hutto Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Cross Creek and Cross Creek Homeowners Association, Inc." recorded in the Official Public Records of Real Property of Williamson County, Texas under Clerk's File No. 2019101595 (which said Exhibit A" is incorporated herein by reference).
 - b. Cross Creek Subdivision, Phase One (1), a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2019075999 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Cross Creek Subdivision, Phase Two (2), a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2020133504 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Cross Creek Subdivision, Phases Three (3) and Four (4), a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021069843 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration*:
 - a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions Cross Creek and Cross Creek Hutto Homeowners Association, Inc.

b. Recording Information:

- (1) Williamson County Clerk's File No. 2019101595.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Cross Creek Hutto Homeowners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
CROSSCH@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update	\$75.00
Transfer Fee	\$325.00
Refinance Fee	\$250.00
Conveyance Processing Fee	\$ 325.00
Statement of Account Fee	\$350.00
Conveyance Document Fee with SOA	\$375.00
Document Rush Fee	\$275.00
Working Capital Assessment [Declaration Article IV, Section 4.10]	Upon acquisition of record title to a Lot by the first Owner thereof (other than Declarant or a Builder), shall pay a Working Capitalization Assessment to the Association. The amount of the Working Capital

	Assessment is \$500.00. Some exemptions may apply.
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Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 7 day of JULY, 2025.

**CROSS CREEK HUTTO HOMEOWNERS
ASSOCIATION, INC.**

By: RealManage,
Managing Agent

By: B. Janovsky

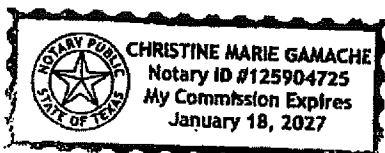
Printed: Brittany Janovsky

Its: CAM - Cross Creek Hutto

*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 §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned notary public, on this 7th day of July, 2025 personally appeared Brittany Janovsky of RealManage, Managing Agent for Cross Creek Hutto Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Christine Marie Gamache
Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025056996

Pages: 4 Fee: \$33.00

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KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas