

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
PARMER RANCH MASTER RESIDENTIAL COMMUNITY, INC.

THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF PARMER RANCH MASTER RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 2020015725, AND AS DOCUMENT NO. 2021153219 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

The undersigned, being an officer of Parmer Ranch Master Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Parmer Ranch.
2. The name of the association: Parmer Ranch Master Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property in Williamson County, Texas, as more particularly described in Exhibit A to that certain Parmer Ranch Master Covenant [Residential], recorded as Document No. 2020011051, Official Public Records of Williamson County, Texas (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Parmer Ranch Master Residential Community, Inc. c/o Goodwin & Company, 11950 Jollyville Rd., Austin, Texas 78759. Attn: Matt Gibson.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Matt Gibson
Mailing Address: 11950 Jollyville Rd., Austin, Texas 78759
Telephone Number: 512-554-7989
Email Address: matt.gibson@goodwintx.com

7. Website to access the association's dedicatory instruments: www.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 - \$350.00.

Transfer Fee - \$250.00.

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Resale Certificate Fee - \$375.00.

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

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

**PARMER RANCH MASTER RESIDENTIAL
COMMUNITY, INC. ,**

a Texas non-profit corporation

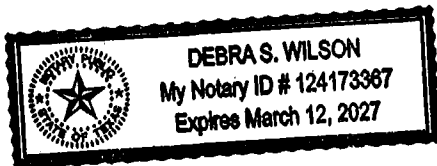
By: [Signature]
Joe Owen, President

STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me this 25 day of May, 2023, by Joe Owen, President of Parmer Ranch Master Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

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

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ATTACHMENT 1**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Parmer Ranch Master Covenant [Residential], recorded as Document No. 2020011051, Official Public Records of Williamson County, Texas.
 - a. Parmer Ranch First Amendment to Master Covenant [Residential], recorded as Document No. 2023005719, Official Public Records of Williamson County, Texas.
2. Parmer Ranch Development Area Declaration [Residential], recorded as Document No. 2020015342, Official Public Records of Williamson County, Texas.
 - a. Parmer Ranch – First Amendment to Development Area Declaration [Residential], recorded as Document No. 2023012002, Official Public Records of Williamson County, Texas, as corrected by that certain Non-Material Correction Instrument, recorded as Document No. 2023012867, Official Public Records of Williamson County, Records.
3. Parmer Ranch Community Manual, recorded as Document No. 2020015726, Official Public Records of Williamson County, Texas.
4. Parmer Ranch Adoption of Working Capital Assessment, recorded as Document No. 2020015727, Official Public Records of Williamson County, Texas.
5. Parmer Ranch Design Guidelines [Residential], recorded as Document No. 2020016465, Official Public Records of Williamson County, Texas.
 - a. First Amendment to Design Guidelines – Parmer Ranch, recorded as Document No. 2022055653, Official Public Records of Williamson County, Texas.
6. Parmer Ranch Notice of Election to Reduce Levy of Assessments, recorded as Document No. 2021098292, Official Public Records of Williamson County, Texas.
7. Parmer Ranch Notice of Applicability [Phase One], recorded as Document No. 2021088155, Official Public Records of Williamson County, Texas.
8. First Supplement to Parmer Ranch Community Manual, recorded as Document No. 2021148142, Official Public Records of Williamson County, Texas.
9. Parmer Ranch Notice of Applicability [Phases 2, 3 & 4], recorded as Document No. 2022055654, Official Public Records of Williamson County, Texas.
10. Parmer Ranch Notice of Election to Reduce Levy of Assessments[Phases 2, 3 & 4], recorded as Document No. 2022066711, Official Public Records of Williamson County, Texas.

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11. Parmer Ranch Notice of Applicability [Residential] – [Cottages at Parmer Ranch Condominiums], recorded as Document No. 2022068829, Official Public Records of Williamson County, Texas.
12. Parmer Ranch Development Area Declaration of Condominium Regime for Cottages at Parmer Ranch Condominiums, recorded as Document No. 2022069328, Official Public Records of Williamson County, Texas.
13. Parmer Ranch [Residential] – Notice of Withdrawal [30.94 Acre Tract], recorded as Document No. 2023003971, Official Public Records of Williamson County, Texas.
14. Parmer Ranch Notice of Applicability [Phases 5A & 6], recorded as Document No. 2023045517, Official Public Records of Williamson County, Texas.

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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023045675

Pages: 5 Fee: \$38.00

06/05/2023 01:27 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas