

**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
COOL SPRINGS RESIDENTIAL COMMUNITY, INC.**

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

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF COOL SPRINGS RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 23033938 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR COOL SPRINGS RESIDENTIAL COMMUNITY, INC. IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.**

1. The name of the subdivision: Cool Springs.
2. The name of the association: Cool Springs Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Hays County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Cool Springs, recorded as Document No. 2017-17042734, Official Public Records of Hays County, Texas (the "**Declaration**"), and any portion of the property made subject to the Declaration by a recordation of notice of addition of land.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Cool Springs Residential Community, Inc., c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759, Attn: Stacy Jackson.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Cool Springs Residential Community, Inc. c/o Goodwin & Company
Attn:	Stacy Jackson
Mailing Address:	11950 Jollyville Road, Austin, Texas 78759
Telephone Number:	512.502.7031
Email Address:	info@goodwintx.com
7. Website to access the association's dedicatory instruments: <http://acls.sites.townsq.io/3>

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8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$300.00.

Transfer Fee - \$245.00

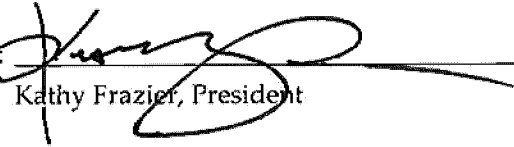
Resale Certificate Fee - \$375.00

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

*[SIGNATURE PAGE FOLLOWS]*

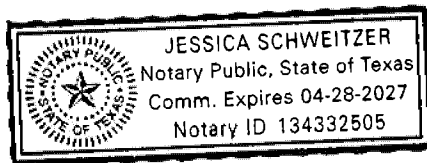
EXECUTED to be effective on the date this instrument is Recorded.

**COOL SPRINGS RESIDENTIAL COMMUNITY, INC., a**  
Texas non-profit corporation

By:   
Kathy Frazier, President

STATE OF TEXAS §  
COUNTY OF Williamson §

This instrument was acknowledged before me this 14<sup>th</sup> day of MAY, 2024, by Kathy Frazier, President of Cool Springs Residential Community, 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**  
**600 W. 5<sup>TH</sup> STREET, SUITE 900**  
**AUSTIN, TEXAS 78701**  
**RBURTON@WINSTEAD.COM**

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**EXHIBIT "A"****RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Cool Springs, recorded as Document No. 17042734, Official Public Records of Hays County, Texas.
2. Cool Springs Community Manual, recorded as Document No. 18000836, Official Public Records of Hays County, Texas.
  - A. First Supplement to Cool Springs Community Manual, recorded as Document No. 21052424, Official Public Records of Hays County, Texas.
  - B. Cool Springs Residential Community, Inc. Supplemental Policies, recorded as Document No. 23033885, Official Public Records of Hays County, Texas.
3. Cool Springs Adoption of Working Capital, recorded as Document No. 19042684, Official Public Records of Hays County, Texas.
4. Cool Springs Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions [Phase II], recorded as Document No. 20026407, Official Public Records of Hays County, Texas.
5. Cool Springs Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions [Phase III], recorded as Document No. 24017885, Official Public Records of Hays County, Texas.

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**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

24017966 CERTIFICATE  
05/15/2024 08:58:19 AM Total Fees: \$37.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

