



MANAGEMENT CERTIFICATE  
OF  
CENTERPOINT MEADOWS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer Centerpoint Meadows 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: Centerpoint Meadows.
2. The name of the association: Centerpoint Meadows Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Lots 1 through 31, Block A; Lots 1 through 9, Block B; Lots 1 through 29, Block C; Lots 1 through 27, Block D; Lots 1 through 7, Block E; and Lots 1 through 16, Block F, of Centerpoint Meadows Subdivision, a subdivision located in Caldwell County, Texas, according to the plat thereof recorded in Document No. 2022-006098, Official Public Records of Caldwell County, Texas.
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: Centerpoint Meadows Residential Community, Inc., c/o RealManage, 9601 Amberglen Blvd., Suite 150 Austin, Texas 78729.
6. The name, mailing address, telephone number, email address of the person managing the association:

Name: RealManage  
Mailing Address: 9601 Amberglen Blvd., Suite 150 Austin, Texas 78729  
Attn: Marc Rodriguez  
Telephone Number: 512-219-1927  
Email Address: branch.austin@ciramail.com

7. Website to access the Association’s dedicatory instruments: [www.ciranet.com](http://www.ciranet.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 - \$250.00  
Transfer Fee - \$325.00  
Resale Certificate Fee - \$375.00

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

**CENTERPOINT MEADOWS RESIDENTIAL COMMUNITY, INC.,**  
a Texas non-profit corporation

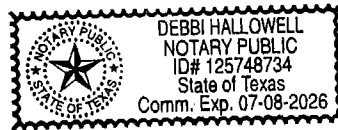
By: Shawn A. Kirkpatrick  
Printed Name: Shawn A Kirkpatrick  
Title: President

STATE OF TEXAS                   §  
  §  
COUNTY OF Williamson       §

This instrument was acknowledged before me on the 3rd day of November, 2022, by Shawn A Kirkpatrick, the President Centerpoint Meadows 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  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

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

1. Declaration of Covenants, Conditions and Restrictions for Centerpoint Meadows, recorded as Document No. 2022-005341, Official Public Records of Caldwell County, Texas.
2. Centerpoint Meadows Community Manual, recorded as Document No. 2022-005539, Official Public Records of Caldwell County, Texas.
3. Adoption of Working Capital Assessment for Centerpoint Meadows, recorded as Document No. 2022-005540, Official Public Records of Caldwell County, Texas.
4. Notice of Easement and Designation of Common Area [Fencing Improvements], recorded as Document No. 2022-008789, Official Public Records of Caldwell County, Texas.
5. Notice of Plat Recordation for Centerpoint Meadows, recorded as Document No. 2022-008790, Official Public Records of Caldwell County, Texas.

## FILED AND RECORDED

**Instrument Number: 2022-008901 Management Certificate**

Filing and Recording Date: 11/16/2022 01:27:15 PM Pages: 4 Recording Fee: \$34.00

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.**



Caldwell County  
Teresa Rodriguez, County Clerk  
1703 S. Colorado St.  
Box 1  
Lockhart, TX 78644  
512-398-1804

Receipt: 22-6690

Product	Name	Extended
MngmntCert	Management Certificate	\$34.00
	Pages	4
	Document #	2022-008901
	Document Info:	WINSTEAD
	No Heading	false
	Missing Address	false
Recording Fee - \$5 1st page, \$4 add pages		\$13.00
Records Management		\$10.00
Courthouse Security		\$1.00
Archival		\$10.00
<b>Total</b>		<b>\$34.00</b>
Tender (CHECK)		\$34.00
Check Number	000009212	
Name	WINSTEAD	

Thank You for Your Business