

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
EMORY CROSSING RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Emory Crossing 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 Management Certificate of Emory Crossing Residential Community, Inc., recorded as Document No. 2021165787 and as Document No. 2021032193, in the Official Public Records of Williamson County, Texas.

1. The name of the subdivision: Emory Crossing
2. The name of the Association: Emory Crossing Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Williamson County, Texas, as described on Exhibit "A" to that certain Emory Crossing Master Covenant [Residential], recorded under Document No. 2021024869, 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: Emory Crossing Residential Community, Inc., c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultants Management Corporation (CCMC)
Attn:	Treven Perry
Mailing Address:	7800 N. Dallas Parkway, Suite 450, Plano TX 75024
Telephone Number::	972.246.3500
Email Address:	ccmctx@ccmcnet.com
7. Website to access the Association's dedicatory instruments:  
<https://www.emorycrossing.com/home>

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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 - \$600.00

Returned Payment Fee - \$30.00 for each returned item

Lender Questionnaire - \$200.00 per questionnaire for standard format  
\$300.00 per questionnaire for custom format

Resale Trustee/Lender Sale - \$375.00 per transaction

Refinance/Lien Estoppel - \$200.00 per transaction

Resale Disclosure/Lien Estoppel - \$375.00 per lot,  
\$50.00 per lot [developer to builder transfer]

Resale Disclosures Update - \$75.00 per update

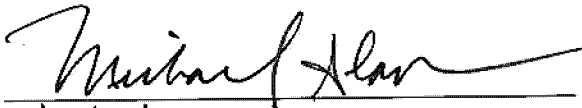
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

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

*[SIGNATURE PAGE FOLLOWS]*

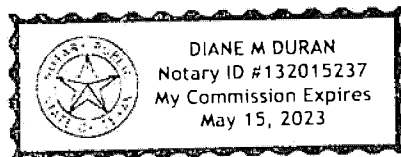
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EMORY CROSSING RESIDENTIAL COMMUNITY, INC.,  
a Texas non-profit corporation

By:   
Michael Slack President

STATE OF TEXAS                   §  
   §  
COUNTY OF Williamson   §

This instrument was acknowledged before me this 24<sup>th</sup> day of August, 2022 by Michael Slack, President of Emory Crossing 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  
401 CONGRESS AVENUE, SUITE 2100  
AUSTIN, TEXAS 78701  
RBURTON@WINSTEAD.COM

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

1. Emory Crossing Master Covenant [Residential], recorded as Document No. 2021024869, Official Public Records of Williamson County, Texas.
2. Emory Crossing Adoption of Working Capital Assessment, recorded as Document No. 2021027445, Official Public Records of Williamson County, Texas.
3. Emory Crossing Notice of Applicability [Phase 1], recorded as Document No. 2021028851, Official Public Records of Williamson County, Texas.
4. Emory Crossing Notice of Applicability [Emory Crossing Condominiums], recorded as Document No. 2021029151, Official Public Records of Williamson County, Texas.
5. Emory Crossing Community Manual, recorded as Document No. 2021029152, Official Public Records of Williamson County, Texas.
6. Development Area Declaration of Condominium Regime for Emory Crossing Condominiums, recorded as Document No. 2021030233, Official Public Records of Williamson County, Texas.
7. Emory Crossing Design Guidelines, recorded as Document No. 2021032194, Official Public Records of Williamson County, Texas.
8. Community Manual for Emory Crossing Condominiums, recorded as Document No. 2021033391, Official Public Records of Williamson County, Texas.
9. Emory Crossing Development Area Declaration [Residential], recorded as Document No. 2021927444, Official Public Records of Williamson County, Texas.
10. Emory Crossing First Supplement to Community Manual, recorded as Document No. 2021164421, Official Public Records of Williamson County, Texas.
11. Emory Crossing First Amendment to Design Guidelines, recorded as Document No. 2021189035, Official Public Records of Williamson County, Texas.
12. Emory Crossing Second Amendment to Design Guidelines, recorded as Document No. 2022100214, Official Public Records of Williamson County, Texas.
13. Emory Crossing Second Supplement to Community Manual, recorded as Document No. 2022100211, Official Public Records of Williamson County, Texas.

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**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2022100273**

Pages: 5 Fee: \$38.00

08/25/2022 11:39 AM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas