

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 16, 2023 11:55 AM Fee: \$46.00

2023093502

Electronically Recorded

This page is
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COLORADO CROSSING RESIDENTIAL COMMUNITY, INC.**MANAGEMENT CERTIFICATE**

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the Association: Colorado Crossing Residential Community, Inc. A Texas nonprofit corporation.
2. The recording data for the subdivision: See **Exhibit A**.
3. Recording Data for the Declaration: See **Exhibit B**.
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Tracie Manriquez

Mailing Address: Colorado Crossing Residential Community, Inc. c/o PMP Management, 551 S IH 35, Suite 150, Round Rock Texas 78664

Phone Number: (512) 381-2919

Email Address: tmanriquez@pmpmanage.com

5. Website for Dedicatory Instruments: <https://coloradocrossinghoa.com/>
6. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00

Working Capital: \$300.00

Demand/Closing Statement/Required Statement: \$200.00

Documents Package: \$165.00

Financial Package: \$40.00

Minutes: \$40.00 for the respective year

Condominium Certification: \$200.00

Rush Fee: 48 hours \$75.00/24 Hours \$100.00

Transfer Fee: \$185.00

Resale Property Inspection Fee: \$150.00

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

Colorado Crossing Residential Community, Inc.

a Texas nonprofit corporation

By: [Signature]

Name: Tracie Manriquez

Title: Vice President of Community Management

STATE OF TEXAS

§

COUNTY OF Travis

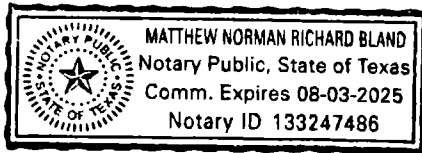
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This instrument was acknowledged before me on the 16th day of August, 2023, by Tracie Manriquez the Community Manager of Colorado Crossing Residential Community, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

[Signature]
Notary Public Signature



COLORADO CROSSING RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

EXHIBIT A**Property**

Colorado Crossing II, Section One (1), a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200500200 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Colorado Crossing II, Section Two (2), a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200600137 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Colorado Crossing II, Section Four (4), a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200700166 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Colorado Crossing III, Section Five (5), a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 201000033 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Colorado Crossing III, Section Seven (7), a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 201100207 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Colorado Crossing III, Section Eight (8), a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 201200184 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Colorado Crossing IV, Section Three (3), a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 201400160 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Colorado Crossing IV, Section 6A, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 201500220 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Colorado Crossing Subdivision, Phase Two (2), a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. 200700300 of the Plat Records of Travis County, Texas and all amendments to or replats of said maps or plats, if any.

Any and all Property subject to the Declaration through the filing of a Notice of Applicability in accordance with the Declaration listed in Exhibit B. Colorado Crossing consists of numerous Development Areas and Phases all of which are located in Travis County, Texas as more particularly described in the Notices of Applicability recorded in the Official Public Records of Real Property of Travis County, Texas.

EXHIBIT B

Document	Travis County Clerk's File No.
Master Declaration of Covenants, Conditions and Restrictions Colorado Crossing Residential	2005150011
Colorado Crossing First Amendment to Master Declaration of Covenants, Conditions and Restrictions	2006044552
Colorado Crossing Second Amendment to Master Declaration of Covenants, Conditions and Restrictions	2020211525
Declaration of Restrictive Covenants [Colorado Crossing Residential]	2006044160
Colorado Crossing Residential [Section One] Development Area Declaration	2006044551
Colorado Crossing Residential [Section Three] Development Area Declaration	2015096340
Colorado Crossing Residential [Section One] Notice of Applicability	2006044161
Colorado Crossing Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Section Two]	2006184322
Colorado Crossing Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Section Three]	2015096028
Non-Material Correction Instrument Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions [Section Three] Colorado Crossing Residential	2015188184

Colorado Crossing Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Section Four]	2009084904
Colorado Crossing Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Section Five]	2010142699
Colorado Crossing Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Sections Six A and Six B]	2016061801
Colorado Crossing Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Section Seven]	2012208594
Colorado Crossing Residential Notice of Applicability of Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration	2018089030