

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
BRYSON COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of Bryson Community Association, 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 BRYSON COMMUNITY ASSOCIATION, INC. MANAGEMENT CERTIFICATE RECORDED AS DOCUMENT NO. 20211140363, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

1. The name of the subdivision: Bryson
2. The name of the association: Bryson Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property described on Exhibit "A" of that certain Declaration of Covenants, Conditions and Restrictions for Bryson, recorded as Document No. 2015027331, Official Public Records of Williamson County, Texas; and any portion of property subject to such additions thereto or deletions therefrom.

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.

4. The name and mailing address of the association: Bryson Community Association, Inc., c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Pkwy, Ste. 450, Plano, Texas 75024, Attn: Andy Babbitt
5. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Capital Consultants Management Corporation (CCMC)
Attn:	Andy Babbitt
Mailing Address:	7800 N. Dallas Pkwy, Ste. 450, Plano, Texas 75024
Telephone Number:	469.246.3500
Email Address:	ccmctx@ccmcnet.com

6. Website to access the association's dedicatory instruments:
www.mybrysoncommunity.com

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

Resale Certificate - \$375.00

Working Capital - \$450.00 – ½ of annual assessment

Community Enhancement Fee – 0.25% of the gross sales price of the home

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.

BRYSON COMMUNITY ASSOCIATION, INC., a Texas
non-profit corporation

By

Name:

Title:

Andy Babbitt

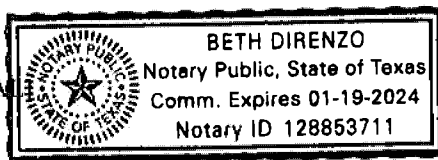
REGIONAL PRESIDENT - CCMC
MANAGING AGENT

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me this 12th day of January, 2022 by Andy Babbitt, Managing agent of Bryson Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Beth Drenzo
Notary Public Signature

AFTER RECORDING RETURN TO:

ALEX S. VALDES, ESQ.

WINSTEAD PC

401 CONGRESS AVENUE, SUITE 2100

AUSTIN, TEXAS 78701

AVALDES@WINSTEAD.COM

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

1. Declaration of Covenants, Conditions and Restrictions for Bryson, recorded as Document No. 2015027331, Official Public Records of Williamson County, Texas.
2. Community Enhancement Covenant, recorded as Document No. 2015027750, Official Public Records of Williamson County, Texas.
3. First Amendment to Declaration of Covenants, Conditions and Restrictions for Bryson, recorded as Document No. 2018033122, Official Public Records of Williamson County, Texas.
4. Notice of Plat Recordation [Bryson Phase 1, Sections 1A, 1B, 1D, and 1E, and Bryson Phase 2, Section 1], recorded as Document No. 2018033258, Official Public Records of Williamson County, Texas.
5. Notice of Plat Recordation [Bryson Phase 3, Section 2], recorded as Document No. 2018101150, Official Public Records of Williamson County, Texas.
6. Notice of Plat Recordation [Bryson Phase 2, Sections 1 & 2, Phase 3, Section 3, Phase 4, Section 3 & 4, Phase 10, Section 2], recorded as Document No. 2020134301, Official Public Records of Williamson County, Texas.
7. Notice of Plat Recordation [Bryson Phase 3, Section 2], recorded as Document No. 2021020475, Official Public Records of Williamson County, Texas.
8. Bryson Amended and Restated COVID-19 Policies, recorded as Document No. 2021053741, Official Public Records of Williamson County, Texas.
9. Bryson Second Amended and Restated Community Manual, Recorded as Document No. 2021197050, Official Public Records of Williamson County, Texas.

EXHIBIT "A"

BRYSON COMMUNITY ASSOCIATION, INC. AMENDED AND RESTATED
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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022005157

Pages: 4 Fee: \$34.00

01/12/2022 11:37 AM

PKINNE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas