

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SPRING CREEK RESIDENTIAL HOMEOWNERS ASSOCIATION, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR SPRING CREEK RESIDENTIAL HOMEOWNERS ASSOCIATION, INC., RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

The undersigned, being an officer of Spring Creek Residential Homeowners Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Spring Creek.
2. The name of the Association: Spring Creek Residential Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Williamson County, Texas, made subject to that certain Declaration of Covenants, Conditions & Restrictions for Spring Creek, recorded in Document No. 2024048726, Official Public Records of Williamson County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Spring Creek Residential Homeowners Association, Inc., c/o Vision Communities Management (VCM), 6111 West Plano Parkway, Suite 1000, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Spring Creek Residential Homeowners Association, Inc. c/o Vision Communities Management (VCM)
Mailing Address:	6111 West Plano Parkway, Suite 1000 Plano, Texas 75093
Attn:	Tiffany Mcfall
Telephone Number:	972-612-2303
Email Address:	Manager@springcreektxhoa.com

7. Website to access the Association's dedicatory instruments:
<https://vcmtexas.com/>
(Follow "Find My Community" link.)
8. Amount and description of fees related to property transfer in the subdivision:

Resale Package - \$340.00

Transfer Fee - \$250.00

Working Capital Fee - \$375.00

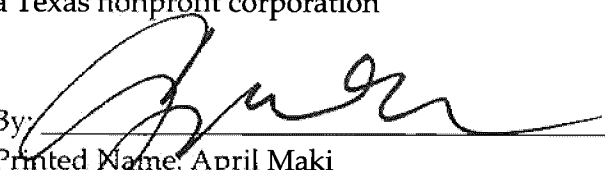
Reserve Fund Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 11 day of December, 2025.

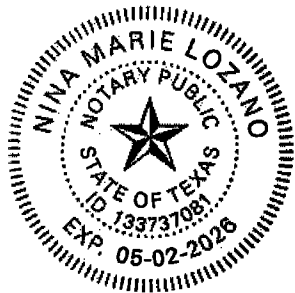
**SPRING CREEK RESIDENTIAL
HOMEOWNERS ASSOCIATION, INC.,**
a Texas nonprofit corporation


By: 
Printed Name: April Maki
Title: Association President

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 11 day of December, 2025,
by April Maki, as Association President of SPRING CREEK RESIDENTIAL HOMEOWNERS
ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Preston A. Patten, Esq.
Winstead PC
600 West Fifth Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com
ppatten@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions & Restrictions for Spring Creek, recorded in Document No. 2024048726, Official Public Records of Williamson County, Texas.
 - a. First Amendment to Declaration of Covenants, Conditions & Restrictions for Spring Creek, recorded in Document No. 2025093468, Official Public Records of Williamson County, Texas.
2. Spring Creek Community Manual, recorded in Document No. 2024064971, Official Public Records of Williamson County, Texas.
 - a. First Amendment and Supplement to Community Manual for Spring Creek, recorded in Document No. 2025093475, Official Public Records of Williamson County, Texas.
3. Spring Creek Notice of HOA Sale Fees and Adoption of Working Capital Fee, recorded in Document No. 2025093771, Official Public Records of Williamson County, Texas.
4. Spring Creek Notice of HOA Sale Fees and Adoption of Reserve Fund Fee, recorded in Document No. 2025093709, Official Public Records of Williamson County, Texas.
5. Declarant Removal and Appointment of Directors for Spring Creek Residential Homeowners Association, Inc., recorded in Document No. 2025096936, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025098140

Pages: 5 Fee: \$37.00

12/11/2025 03:20 PM

VDONNELLY



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas