

TREC 154979

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
6 CREEKS MASTER COMMUNITY, INC.**

The undersigned, being an officer of 6 Creeks Master 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 FOR 6 CREEKS MASTER COMMUNITY, INC., RECORDED AS DOCUMENT NO. 22005823 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

1. The name of the subdivision: 6 Creeks.
2. The name of the Association: 6 Creeks Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Hays County, Texas, as described on Exhibit "A" to that certain 6 Creeks Master Covenant, recorded under Document No. 18043525, Official Public Records of Hays 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 Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association 6 Creeks Master Community, Inc., c/o KiTH Management Services, P.O. Box 700443, San Antonio, Texas 78270
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	KiTH Management Services
Attn:	Denise Gehrmann-Jimenez
Mailing Address:	P.O. Box 700443, San Antonio, Texas, 78270
Telephone Number::	210-585-2386
Email Address:	djimenez@kithmanagement.com
7. Website to access the Association's dedicatory instruments:
www.6creekshoa.nabrnnetwork.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 - \$500.00.

Transfer Fee - \$175.00.

Resale Certificate Fee - \$250.00.

Community Enhancement Fee – Amount equal to the Transfer Price multiplied by one fourth of one percent (0.25%) (as such term is defined in the Covenant).

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

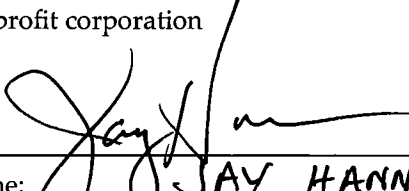
EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

6 CREEKS MASTER COMMUNITY, INC., a Texas
nonprofit corporation

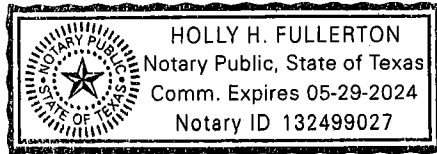
By: 
Name: JAY HANNA
Title: PRESIDENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 18th day of December, 2023 by Jay Hanna, President of 6 Creeks Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit 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

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

1. 6 Creeks – Master Covenant, recorded as Doc. No. 18043525, of the Official Public Records of Hays County, Texas.
2. 6 Creeks – Development Area Declaration, recorded as Doc. No. 18043875, of the Official Public Records of Hays County, Texas.
3. 6 Creeks – Design Guidelines [Residential], recorded as Doc. No. 18043877, of the Official Public Records of Hays County, Texas.
4. 6 Creeks – Community Manual, recorded as Doc. No. 18043876, of the Official Public Records of Hays County, Texas.
5. 6 Creeks – Adoption of Working Capital Assessment, recorded as Doc. No. 18043897, of the Official Public Records of Hays County, Texas.
6. 6 Creeks – Community Enhancement Covenant [Residential], recorded as Doc. No. 18043878, of the Official Public Records of Hays County, Texas.
7. 6 Creeks – Notice of Applicability – Development Area Declaration [Residential] [Phase 1, Section 1], recorded as Doc. No. 18044030, of the Official Public Records of Hays County, Texas.
8. 6 Creeks – First Amendment to Design Guidelines, recorded as Doc. No. 19011908, of the Official Public Records of Hays County, Texas.
9. 6 Creeks – Notice of Applicability [Phase 1, Section 3], recorded as Doc. No. 19029782, of the Official Public Records of Hays County, Texas.
10. 6 Creeks – Amended and Restated Notice of Applicability – Development Area Declaration [Residential] [Phase 1, Section 1], recorded as Doc. No. 19029732, of the Official Public Records of Hays County, Texas.
11. 6 Creeks – Declarant Removal and Appointment of Directors, recorded as Doc. No. 20014389, of the Official Public Records of Hays County, Texas.
12. 6 Creeks – Notice of Applicability [Phase 1, Section 2], recorded as Doc. No. 20042650, of the Official Public Records of Hays County, Texas.
13. 6 Creeks – Notice of Applicability [Phase 1, Section 5A], recorded as Doc. No. 21024365, of the Official Public Records of Hays County, Texas.
14. 6 Creeks – Notice of Applicability [Phase 1, Section 4A], recorded as Doc. No. 21053627, of the Official Public Records of Hays County, Texas.

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6 CREEKS MASTER COMMUNITY, INC.
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15. 6 Creeks – Notice of Applicability [Phase 1, Section 4B], recorded as Doc. No. 21053626, of the Official Public Records of Hays County, Texas.
16. 6 Creeks – Notice of Applicability [Phase 1, Section 7], recorded as Doc. No. 23012108, of the Official Public Records of Hays County, Texas.
17. 6 Creeks – Notice of Applicability [Phase 1, Section 10], recorded as Doc. No. 23015581, of the Official Public Records of Hays County, Texas.
18. 6 Creeks – Notice of Applicability [Phase 1, Section 9], recorded as Doc. No. 23015582, of the Official Public Records of Hays County, Texas.
19. 6 Creeks – Notice of Applicability [Phase 1, Section 12], recorded as Doc. No. 23015577, of the Official Public Records of Hays County, Texas.
20. 6 Creeks – Supplement to Community Manual [Pickleball Court Rules], recorded as Doc. No. 23017232, of the Official Public Records of Hays County, Texas.
21. 6 Creeks – Supplement to Community Manual [Pool Rules], recorded as Doc. No. 23021372, of the Official Public Records of Hays County, Texas.
22. 6 Creeks – Supplement to Community Manual [2023 Legislative Updates], recorded as Doc. No. 23046295, of the Official Public Records of Hays County, Texas.
23. 6 Creeks – Supplement to Community Manual [Playground Rules], recorded as Doc. No. 23046292, of the Official Public Records of Hays County, Texas.

EXHIBIT "A"

6 CREEKS MASTER COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

23046327 CERTIFICATE
12/18/2023 04:31:24 PM Total Fees: \$42.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

