

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Nov 19, 2025 10:25 AM Fee: \$37.00

2025129348

Electronically Recorded

**FIFTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
ELM CREEK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Elm Creek Residential Community, Inc., a Texas nonprofit corporation (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 ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR ELM CREEK RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE CERTAIN MANAGEMENT CERTIFICATES RECORDED UNDER DOCUMENT NOS. 2021116842, 2022003035, 2024038710, 2025104255 AND 2025126891.

1. The name of the subdivision: Elm Creek.
2. The name of the Association: Elm Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Travis County, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elm Creek, recorded under Document No. 2022191861, Official Public Record of Travis County, Texas (the "**Declaration**").
4. 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.
5. The name and mailing address of the Association: Elm Creek Residential Community, Inc., c/o PMP Management, Attn: Amber Reyes, 551 S IH 35, Suite 150, Round Rock, Texas 78664.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Elm Creek Residential Community, Inc.
	c/o PMP Management
Mailing Address:	551 S IH 35, Suite 150
	Round Rock, Texas 78664
Attn.:	Amber Reyes
Telephone Number:	(512) 381-2919
Email Address:	areyes@pmpmanage.com

7. Website to access the Association's dedicatory instruments:
www.elmcreeknorth.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 - \$350.00.

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Resale Certificate Update - \$75.00

Rush Fee – 1 Business Day - \$350.00

3 Business Days - \$250.00

5 Business Days - \$150.00

Resale Property Inspection Fee - \$250.00

Demand/Closing Statement/Required Statement - \$200.00

Documents Package (each) - \$235.00

Lender Package - \$185.00

Minutes (for respective year) - \$50.00

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

This Certificate is effective as of the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

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

ELM CREEK RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Katherine Taylor

Name: Katherine Taylor

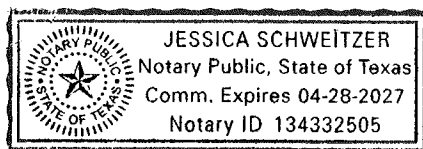
Title: President

THE STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me on this 18 day of November, 20 , by Katherine Taylor, the President of Elm Creek Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elm Creek, recorded under Document No. 2022191861, Official Public Records of Travis County, Texas.
2. Elm Creek Amended and Restated Community Manual, recorded under Document No. 2022192076, Official Public Records of Travis County, Texas.
3. Notice of Plat Recordation for Elm Creek [Elm Creek Northwest Phase 1], recorded under Document No. 2024038593, Official Public Records of Travis County, Texas.
4. Notice of Plat Recordation for Elm Creek [Elm Creek Northwest Phase 2], recorded under Document No. 2025104170, Official Public Records of Travis County, Texas.
5. Elm Creek Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 2025126023, Official Public Records of Travis County, Texas.

EXHIBIT "A"

ELM CREEK
FIFTH AMENDED AND RESTATED
MANAGEMENT CERTIFICATE