

**MANAGEMENT CERTIFICATE
OF
CREEKFALL PHASE 3 HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Creekfall Phase 3 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: Creekfall Phase 3.
2. The name of the Association: Creekfall Phase 3 Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Burnet County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Creekfall Phase 3, recorded under Document No. 202511831, Official Public Records of Burnet County, Texas, 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: Creekfall Phase 3 Homeowners Association, Inc., c/o Goodwin & Company, Attn: Emily Francis, 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Creekfall Phase 3 Homeowners Association, Inc., c/o Goodwin & Company
Mailing Address:	11950 Jollyville Road Austin, Texas 78759
Attn.:	Emily Francis
Telephone Number:	512-852-7999
Email Address:	Emily.Francis@goodwintx.com

7. Website to access the Association's dedicatory instruments:

www.goodwintx.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 - \$340.00
Resale Certificate Fee - \$375.00
Refinance Fee - \$95.00

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

[SIGNATURE PAGE FOLLOWS]

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

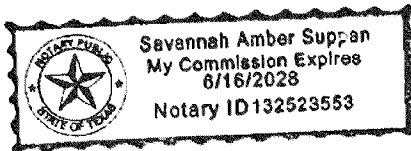
**CREEKFALL PHASE 3
HOMEOWNERS ASSOCIATION, INC.,**
a Texas nonprofit corporation

By: [Signature]
Name: Brandan Hammann
Title: VP of Land Development

STATE OF Texas §
COUNTY OF Texas §

This instrument was acknowledged before me on the 21 day of November 2025
by Brandan Hammann as VP President of
CREEKFALL PHASE 3 HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf
of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
MARK D. GROBMYER, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TX 78701
EMAIL: RBURTON@WINSTEAD.COM
MGROBMYER@WINSTEAD.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Creekfall Phase 3, recorded as Document No. 202511831, Official Public Records of Burnet County, Texas.
2. Creekfall Phase 3 Community Manual, recorded as Document No. 202511847, Official Public Records of Burnet County, Texas.
3. Creekfall Phase 3 Adoption of Working Capital Assessment, recorded as Document No. 202511845, Official Public Records of Burnet County, Texas.

**THE STATE OF TEXAS
COUNTY OF BURNET**

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 Burnet County, Texas.

202511857 CERT
11/21/2025 03:35:03 PM Total Fees: \$33.00

Vicinta Stafford, County Clerk
Burnet County, Texas

