

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
COTTONWOOD FARMS RESIDENTIAL COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent of Cottonwood Farms Residential Community, Inc., a non-profit corporation (the "**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Cottonwood Farms, a/k/ Wilco Ranch.
2. Name of Association: The name of the Association is Cottonwood Farms Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a. Wilco Ranch Phase 2, Section 1, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2021145148. of the Official Public Records of Williamson County, Texas, and all amendments and annexations thereto or replats thereof, if any.
 - b. Wilco Ranch 3, Section 1 a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2021048265 of the Official Public Records of Williamson County, Texas, and all amendments and annexations thereto or replats thereof, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Cottonwood Farms Declaration of Covenants, Conditions and Restrictions.
 - b. Recording Information:
 - (1) Williamson County Clerk's File No. 2021035565.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Cottonwood Farms Residential Community, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
COTFARMS@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

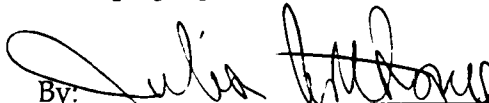
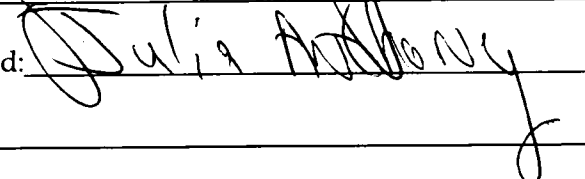
Description	Fee
Conveyance Document Fee with Statement of Account	\$ 375.00
Conveyance Fee	\$ 325.00
Working Capital Fee	\$ 200.00
Statement of Account Fee	\$ 250.00
Rush Fee	\$ 200.00

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 13 day of December, 2022.

COTTONWOOD FARMS RESIDENTIAL COMMUNITY, INC.

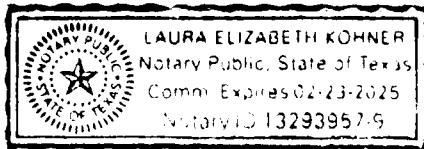
By: RealManage,
Managing Agent

By: 
Printed: Julia Anthony
Its: 

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
COUNTY OF Williamson §

BEFORE ME, the undersigned notary public, on this 13 day of December, 2022 personally appeared Julia Anthony, Community Manager of RealManage, Managing Agent for Cottonwood Farms Residential Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023076569

Pages: 4 Fee: \$34.00

09/13/2023 08:11 AM

ATAYLOR



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas