

MANAGEMENT CERTIFICATE
OF
BREAKWATER OWNERS ASSOCIATION, INC.

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

1. The name of the subdivision: Breakwater.
2. The name of the Association: Breakwater Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Hays and Travis Counties, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Breakwater, recorded under Document No. 22020960, Official Public Records of Hays County, Texas, and under Document No. 2022076865, Official Public Records of Travis 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: Breakwater Owners Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Breakwater Owners Association, Inc., c/o Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn.:	Mandy Sutherland
Telephone Number::	(972) 359-1548
Email Address:	managementcertificate@nmitx.com

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.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 - \$1,815.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00

Optional Inspection Fee - \$150.00

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.

BREAKWATER OWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

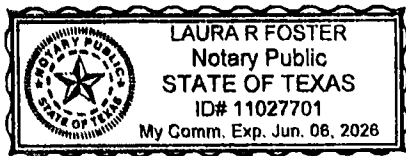
By: [Signature]
Name: Jody Palza
Title: PRESIDENT, BREAKWATER OWNER ASSOC., INC.

STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 24 day of April, 2023 by Jody Palza, the President of Breakwater Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[Signature]
Notary Public Signature

(SEAL)



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Breakwater, recorded under Document No. 22020960, Official Public Records of Hays County, Texas, and under Document No. 2022076865, Official Public Records of Travis County, Texas, as may be amended from time to time.
2. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Breakwater, recorded under Document No. 22038544, Official Public Records of Hays County, Texas, and under Document No. 2022135356, Official Public Records of Travis County, Texas.
3. Breakwater Community Manual, recorded under Document No. 22049006, Official Public Records of Hays County, Texas, and under Document No. 2022169009, Official Public Records of Travis County, Texas, as may be amended and supplemented from time to time.

ATTACHMENT 1

BREAKWATER OWNERS ASSOCIATION, INC.
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.

23021276 CERTIFICATE
06/14/2023 10:36:18 AM Total Fees: \$38.00

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

