

**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
PRAIRIE WINDS RESIDENTIAL COMMUNITY, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR PRAIRIE WINDS RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE CERTAIN MANAGEMENT CERTIFICATES RECORDED UNDER DOCUMENT NO. 2025002979, 2025007264 AND 2025023216, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

The undersigned, being an officer or managing agent of Prairie Winds 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:

1. The name of the subdivision: Prairie Winds.
2. The name of the Association: Prairie Winds Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Williamson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Prairie Winds, recorded under Document No. 2025002645 in the Official Public Records of Williamson 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: Prairie Winds Residential Community, Inc., c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Goodwin & Company
Mailing Address:	11950 Jollyville Road, Austin, Texas 78759
Attn.:	Matt Gibson
Telephone Number:	(855) 289-6007
Email Address:	<a href="mailto:info@goodwintx.com">info@goodwintx.com</a>

7. Website to access the Association’s dedicatory instruments:  
<https://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

Resale Certificate Update Fee - \$75.00

Compliance Inspection Fee [*optional*] - \$150.00

Rush Fees to expedite delivery [*in advance of 10 business day requirement*]:

- 1 Business Day - \$350.00
- 3 Business Days - \$250.00
- 5 Business Days - \$150.00
- 7 Business Days - \$100.00

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

[SIGNATURE PAGE FOLLOWS]

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Prairie Winds, recorded under Document No. 2025002645 in the Official Public Records of Williamson County, Texas, as amended and supplemented from time to time.
  - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Prairie Winds, recorded under Document No. 2025071906 in the Official Public Records of Williamson County, Texas.
2. Prairie Winds Community Manual, recorded as Document No. 2025002845 in the Official Public Records of Williamson County, Texas, as amended and supplemented from time to time.
3. Prairie Winds Adoption of Working Capital Assessment, recorded as Document No. 2025002849 in the Official Public Records of Williamson County, Texas.
4. Partial Assignment of Declarants Rights for Prairie Winds, recorded as Document No. 2025002865 in the Official Public Records of Williamson County, Texas.
5. Prairie Winds Design Guidelines, recorded as Document No. 2025002889 in the Official Public Records of Williamson County, Texas.
  - a. First Amendment to Prairie Winds Design Guidelines, recorded as Document No. 2025023142 in the Official Public Records of Williamson County, Texas.
6. Notice of Plat Recordation for Prairie Winds [Phases 1, 2 and 3], recorded as Document No. 2025023042 in the Official Public Records of Williamson County, Texas.

## ATTACHMENT 1

PRAIRIE WINDS RESIDENTIAL COMMUNITY, INC.  
THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE

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

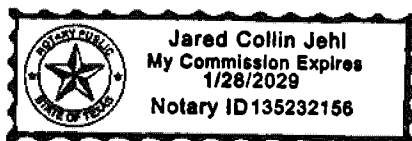
**PRAIRIE WINDS RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: Austin E  
Name: AUSTIN EVETTS  
Title: PRESIDENT

STATE OF TEXAS                   §  
  §  
COUNTY OF Travis           §

This instrument was acknowledged before me on the 9 day of September, 2025, by Austin Evetts, the President of Prairie Winds Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Jared Collin Jehl  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025071990**

Pages: 5 Fee: \$37.00

09/11/2025 02:29 PM

VDONNELLY



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas