



MANAGEMENT CERTIFICATE
OF
COTTON GATEWAY RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Cotton Gateway 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: Cotton Gateway.
2. The name of the Association: Cotton Gateway Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Caldwell County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Cotton Gateway, recorded as Document No. 2025-002205 in the Official Public Records of Caldwell 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: Cotton Gateway Residential Community, Inc.; c/o Lifetime HOA Management, 9020 Capital of Texas Hwy., Bldg. 1, Suite 180, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Cotton Gateway Residential Community, Inc.
	c/o Lifetime HOA Management
Attn:	Angie Thielemans
Mailing Address:	9020 Capital of Texas Hwy., Bldg. 1, Suite 180, Austin, Texas 78759
Telephone Number:	512-631-4977
Email Address:	angie@lifetimehoamanagement.com

7. Website to access the Association's dedicatory instruments:
www.lifetimehoamanagement.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 - \$200.00

Resale Certificate Package:

- 5 business day turnaround - \$375.00
- 3 business day turnaround - \$375.00 plus Rush Fee of \$110.00
- 1 business day turnaround - \$375.00 plus Rush Fee of \$135.00

Statement of Account only:

- 5 business day turnaround - \$200.00
- 3 business day turnaround - \$325.00
- 1 business day turnaround - \$335.00
- Update for Statement of Account is free up to 14 days.

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

[SIGNATURE PAGE FOLLOWS]

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

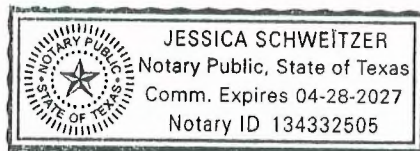
COTTON GATEWAY RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Katherine Taylor
Name: Katherine Taylor
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 19th day of March,
2025, by Katherine Taylor, as President of Cotton Gateway
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

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Cotton Gateway, recorded under Document No. 2025-002205, Official Public Records of Caldwell County, Texas.
2. Cotton Gateway Community Manual, recorded under Document No. 2025-002519, Official Public Records of Caldwell County, Texas.
3. Cotton Gateway Adoption of Working Capital Assessment, recorded under Document No. 2025-002521, Official Public Records of Caldwell County, Texas.
4. Notice of Plat Recordation for Cotton Gateway [Phase 1], recorded under Document No. 2025-002520, Official Public Records of Caldwell County, Texas.

FILED AND RECORDED

Instrument Number: 2025-002711 Management Certificate

Filing and Recording Date: 04/11/2025 10:32:31 AM Pages: 5 Recording Fee: \$37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.



Caldwell County
Teresa Rodriguez, County Clerk
1703 S. Colorado St.
Box 1
Lockhart, TX 78644
512-398-1804

Receipt: 25-2304

Product	Name	Extended
MngmntCert	Management Certificate	\$37.00
	Pages	5
	Document #	2025-002711
	Document Info:	WINSTEAD PC
	No Heading	false
	Missing Address	false
Recording Fee - \$5 1st page, \$4 add pages		\$17.00
Records Management		\$10.00
Archival		\$10.00
Total		\$37.00
Tender (CHECK)		\$37.00
Name	WINSTEAD PC	
Check Number	010117	
Name	WINSTEAD PC	

Thank You for Your Business