

THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
COTTON BROOK RESIDENTIAL COMMUNITY, INC.

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR COTTON BROOK RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE CERTAIN MANAGEMENT CERTIFICATES RECORDED AS DOCUMENT NOS. 2022002424, 2022051745 AND 2023070200, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

The undersigned, being an officer of Cotton Brook Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Cotton Brook.
2. The name of the association: Cotton Brook Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property out of Williamson County, Texas, more particularly described on Exhibit A attached to that certain Declaration of Covenants, Conditions and Restrictions for Cotton Brook, recorded as Document No. 2021054908, Official Public Records of Williamson County, Texas (the "**Declaration**") and any property made subject to the Declaration by the recordation of a notice of addition of land.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Cotton Brook Residential Community, Inc., c/o PMP Management, 551 S IH 35, Suite 150, Round Rock Texas 78664.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Cotton Brook Residential Community, Inc. c/o PMP Management
Attn:	Tracie Manriquez
Mailing Address:	551 S IH 35, Suite 150, Round Rock Texas 78664
Telephone Number:	(512) 381-2919
Email Address:	tmanriquez@pmpmanage.com

7. Website to access the association's dedicatory instruments:
www.cottonbrookowners.com

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8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Resale Certificate: \$375.00
Working Capital Assessment: \$300.00
Demand/Closing Statement/Required Statement: \$200.00
Documents Package: \$165.00
Financial Package: \$40.00
Minutes: \$40.00 for the respective year
Condominium Certification: \$200.00
Rush Fee: 48 hours - \$75.00 / 24 Hours - \$100.00
Initial Developer Transfer Fee: \$175.00
Resale Property 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]

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EXECUTED to be effective on the date this instrument is Recorded

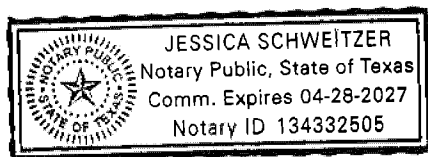
COTTON BROOK RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: Katherine Taylor
Printed Name: Katherine Taylor
Title: Board President

THE STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 5th day of December, 2024,
by Katherine Taylor, the Board President of Cotton Brook Residential Community, Inc., a
Texas non-profit corporation, on behalf of said non-profit 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

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EXHIBIT "A"**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Cotton Brook, recorded as Document No. 2021054908, Official Public Records of Williamson County, Texas.
2. Cotton Brook Adoption of Working Capital Assessment, recorded as Document No. 2021055209, Official Public Records of Williamson County, Texas.
3. Cotton Brook Community Manual, recorded as Document No. 2021055208, Official Public Records of Williamson County, Texas.
 - A. Supplement to Cotton Brook Community Manual, recorded as Document No. 2021149131 Official Public Records of Williamson County, Texas.
 - B. Second Supplement to Cotton Brook Community Manual, recorded as Document No. 2023070183 Official Public Records of Williamson County, Texas.
4. Cotton Brook Notice of Plat Recordation [Cottonwood Phase 2], recorded as Document No. 2022051512, Official Public Records of Williamson County, Texas.
5. Cotton Brook Notice of Plat Recordation [Cottonwood Phase 3], recorded as Document No. 2022076617, Official Public Records of Williamson County, Texas.
6. Board Resolution Adopting Cotton Brook Residential Community, Inc. Pool Rules, recorded as Document No. 2023040737, Official Public Records of Williamson County, Texas.
7. Cotton Brook Notice of Plat Recordation [Cottonwood Phase 4], recorded as Document No. 2024036310, Official Public Records of Williamson County, Texas.
8. Cotton Brook Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions [Cottonwood Phase 5], recorded as Document No. 2024088075, Official Public Records of Williamson County, Texas.

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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024097084

Pages: 5 Fee: \$37.00
12/06/2024 10:49 AM
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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas