



**MANAGEMENT CERTIFICATE
DEERBROOKE COTTAGES CONDOMINIUM COMMUNITY, INC.**

The undersigned, being an officer of Deerbrooke Cottages Condominium Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Deerbrooke Cottages Condominiums (the "**Condominium**").
2. The name of the Condominium Association: Deerbrooke Cottages Condominium Community, Inc., a Texas nonprofit corporation.
3. The location of the Condominium: The location of the Condominium is 2705 Sage Ranch Drive and 961 Oak Chase Way, Leander, Texas, 78641; and being all that certain real property located in Williamson County, Texas, as more particularly described on Exhibit "A" to the Declaration.
4. The recording data for the Declaration: The Association is a Texas nonprofit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Declaration of Condominium Regime for Deerbrooke Cottages Condominiums, recorded as Document No. 2023041826, Official Public Records of Williamson County, Texas (the "**Declaration**").
5. The mailing address of the Association: Deerbrooke Cottages Condominium Community, Inc., c/o Alamo Management Group, 2611 N. Loop 1604 W. Access Road, Ste. 100, San Antonio, Texas 78258.
6. The name and mailing address of the person managing the Association: Deerbrooke Cottages Condominium Community, Inc., c/o Alamo Management Group, 2611 N. Loop 1604 W. Access Road, Ste. 100, San Antonio, Texas 78258, Attn.: Luis Bayona.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 15th day of May, 2023.

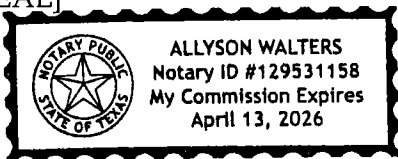
DEERBROOKE COTTAGES
CONDOMINIUM COMMUNITY, INC.,
a Texas nonprofit corporation

By: Bart Swider
Printed Name: Bart Swider
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on 15th day of May, 2023
by Bart Swider, President of Deerbrooke Cottages Condominium Community, Inc., a Texas
nonprofit corporation, on behalf of said corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
kstotts@winstead.com

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

① Ben Aiken / Winstead
E 401 Congress Ave
Suite 2100
Austin, TX 78701



Nancy E. Rister
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405 Martin Luther King Street
Georgetown, Texas 78626
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