

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

May 15, 2024 10:47 AM Fee: \$33.00

2024052812

Electronically Recorded

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
ENTRADA RESIDENTIAL COMMUNITY, INC.**

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

THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF ENTRADA RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 2022003036, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

1. The name of the subdivision: Entrada.
2. The name of the association: Entrada Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Travis County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Entrada, recorded under Document No. 2018187175, Official Public Records of Travis County, Texas (the "Declaration") and any portion of property made subject to the Declaration by a recordation of 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: Entrada Residential Community, Inc., c/o PMP Management, 13785 Research Blvd., Suite 125, Austin, Texas 78750.
6. The name, mailing address, telephone number, and email address of the person managing the association:

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

ENTRADA RESIDENTIAL COMMUNITY, INC.
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Working Capital Assessment - \$200.00.

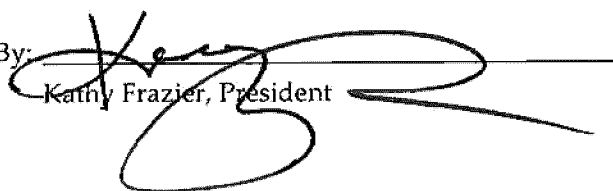
Transfer Fee - \$185.00

Resale Certificate Fee - \$375.00

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

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

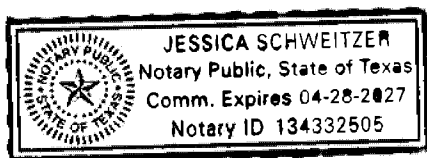
ENTRADA RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation

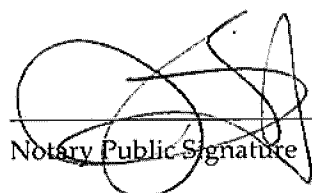
By: 
Kathy Frazier, President

STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me this 14th day of MAY, 2024, by Kathy Frazier, the President of Entrada Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM

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

1. Declaration of Covenants, Conditions and Restrictions for Entrada, recorded as Document No. 2018187175, Official Public Records of Travis County, Texas.
2. Adoption of Working Capital Assessment for Entrada, recorded as Document No. 2019005215, Official Public Records of Travis County, Texas.
3. Entrada Community Manual, recorded as Document No. 2019005216, Official Public Records of Travis County, Texas.
 - A. Supplement to Entrada Community Manual, recorded as Document No. 2021218035, Official Public Records of Travis County, Texas.
 - B. Second Supplement to Entrada Community Manual, recorded as Document No. 2024052551, Official Public Records of Travis County, Texas.
4. Notice of Plat Recordation for Entrada [Phase 4], recorded as Document No. 2020211308, Official Public Records of Travis County, Texas.
5. Declaration of Solar Energy Covenants, Conditions and Restrictions for Entrada [Phase 4], recorded as Document No. 2020224399, Official Public Records of Travis County, Texas.
6. Notice of Plat Recordation for Entrada [Phase 5], recorded as Document No. 2022114194, Official Public Records of Travis County, Texas.
7. Notice of Plat Recordation for Entrada [Phase 3], recorded as Document No. 2022185088, Official Public Records of Travis County, Texas.
8. Declaration of Solar Energy Covenants, Conditions and Restrictions for Entrada [Phase 3], recorded as Document No. 2022185162, Official Public Records of Travis County, Texas.
9. Declaration of Solar Energy Covenants, Conditions and Restrictions for Entrada [Phase 5], recorded as Document No. 2023012770, Official Public Records of Travis County, Texas.
10. Notice of Plat Recordation for Entrada [Phase 6], recorded as Document No. 2023013372, Official Public Records of Travis County, Texas.
11. Declaration of Solar Energy Covenants, Conditions and Restrictions for Entrada [Phase 6], recorded as Document No. 2023017204, Official Public Records of Travis County, Texas.

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