

THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WATERWHEEL TRAILS COMMUNITY ASSOCIATION, INC.

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR WATERWHEEL TRAILS COMMUNITY ASSOCIATION, INC., INCLUDING, BUT NOT LIMITED TO, THOSE CERTAIN MANAGEMENT CERTIFICATES RECORDED AS DOCUMENT NOS. 20190008239, 20220113963 AND 20240034610, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

The undersigned, being an officer of Waterwheel Trails Community Association, Inc. (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: Waterwheel Trails.
2. The name of the Association: Waterwheel Trails Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain Waterwheel Trails Master Covenant [Residential] recorded under Document No. 20170203571, Official Public Records of Bexar County, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant 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 Waterwheel Trails Community Association, c/o CCMC, 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultant Management Company (CCMC)
Attn:	Community Manager
Mailing Address:	7800 North Dallas Parkway, Suite 450, Plano, Texas 75024
Telephone Number:	469-246-3500
Email Address:	ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:
www.lifeatwaterwheel.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 - \$750.00.

Returned Payment Fee - \$30.00 for each returned item.

Lender Questionnaire:

\$200.00 per questionnaire (standard format).

\$300.00 per questionnaire (custom format).

Resale Trustee/Lender Sale Fee - \$375.00 per transaction.

Refinance/Lien Estoppel Fee - \$200.00 per transaction.

Resale Disclosure/Lien Estoppel Fee - \$375.00 per lot (\$50 per lot for Developer to Builder).

Resale Disclosure Update - \$75.00.

Community Enhancement Fee – 0.25% of the Transfer Price (as such term is defined in the Community Enhancement Covenant, recorded in the Official Public Records of Bexar County, Texas).

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

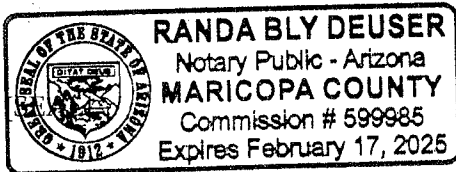
The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**WATERWHEEL TRAILS COMMUNITY
ASSOCIATION, INC.**, a Texas non-profit
corporation

By: Staci Miller
Name: Staci Miller
Title: Chief Financial Officer (CFO)

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

This instrument was acknowledged before me this 18th day of December, 2024
by Staci Miller, CFO of Waterwheel Trails Community Association, Inc.,
a Texas non-profit corporation, on behalf of said non-profit corporation.



Randa Bly Deuser
Notary Public Signature
Randa Bly Deuser

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avalde@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Waterwheel Trails Master Covenant [Residential], recorded October 13, 2017, as Document No. 20170203571, Official Public Records of Bexar County, Texas.
2. Waterwheel Trails – Community Enhancement Covenant [Residential], recorded October 17, 2017, as Document No. 20170205593, Official Public Records of Bexar County, Texas.
3. Waterwheel Trails – Development Area Declaration [Residential], recorded October 17, 2017, as Document No. 20170205604, Official Public Records of Bexar County, Texas.
4. Waterwheel Trails – Design Guidelines [Residential], recorded October 17, 2017, as Document No. 20170205616, Official Public Records of Bexar County, Texas.
5. Waterwheel Trails – Adoption of Working Capital Assessment, recorded October 18, 2017, as Document No. 20170206895, Official Public Records of Bexar County, Texas.
6. Agreement Regarding Governance Waterwheel Trails, recorded December 6, 2017, as Document No. 20170239414, Official Public records of Bexar County, Texas.
7. Waterwheel Trails – First Amendment to Design Guidelines [Residential], recorded June 12, 2018, as Document No. 20180111842, Official Public Records of Bexar County, Texas.
8. Community Manual - Waterwheel Trails, recorded November 30, 2018, as Document No. 20180234659, Official Public records of Bexar County, Texas.
9. Waterwheel Trails – Notice of Applicability [Residential] [Unit 1 Phases 1 & 2 Unit 2 Phase 1], recorded January 15, 2019, as Document No. 20190008109, Official Public Records of Bexar County, Texas.
10. Waterwheel Trails – Notice of Applicability [Residential] [Unit 3], recorded June 11, 2019, as Document No. 20190109272, Official Public Records of Bexar County, Texas.
11. Waterwheel Trails – Notice of Applicability [Residential] [Unit 4A], recorded February 26, 2020, as Document No. 20200041223, Official Public Records of Bexar County, Texas.
12. Waterwheel Trails – Notice of Applicability [Residential] [Unit 4B and Unit 6A], recorded June 10, 2020, as Document No. 20200122296, Official Public Records of Bexar County, Texas.
13. First Supplement to Community Manual - Waterwheel Trails, recorded August 11, 2020, as Document No. 20200180612, Official Public records of Bexar County, Texas.
14. Waterwheel Trails – Notice of Applicability [Residential] [Unit 4C], recorded August 4,

2021, as Document No. 20210213930, Official Public Records of Bexar County, Texas.

15. Waterwheel Trails – Notice of Applicability [Residential] [Unit 7], recorded September 24, 2021, as Document No. 20210266729, Official Public Records of Bexar County, Texas.
16. Waterwheel Trails – Notice of Applicability [Residential] [Unit 5A and Unit 5B], recorded November 12, 2021, as Document No. 20210317292, Official Public Records of Bexar County, Texas.
17. Waterwheel Trails - Supplement to Community Manual, recorded May 24, 2022, as Document No. 20220130239, Official Public records of Bexar County, Texas.
18. Waterwheel Trails – Notice of Applicability [Residential] [Unit 8A], recorded November 11, 2022, as Document No. 20220259635, Official Public Records of Bexar County, Texas.
19. Third Supplement to Community Manual - Waterwheel Trails, recorded February 27, 2024, as Document No. 20240034531, Official Public records of Bexar County, Texas.
20. Waterwheel Trails – Notice of Applicability [Residential] [Waterwheel Hilltop], recorded June 27, 2024, as Document No. 20240115838, Official Public Records of Bexar County, Texas.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/19/2024 4:14 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk