

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

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR KYNDWOOD RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE CERTAIN MANAGEMENT CERTIFICATES RECORDED AS DOCUMENT NOS. 202406013884 AND 202406016029, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

The undersigned, being an officer or managing agent of Kyndwood 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: Kyndwood.
2. The name of the Association: Kyndwood Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Comal County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Kyndwood, recorded under Document No. 202406013822 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments thereto: See Exhibit "A"
5. The name and mailing address of the Association: Kyndwood Residential Community, Inc., c/o CCMC, 8360 E. Via de Ventura, Ste. L-100, Scottsdale, Arizona 85258.
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: 8360 E. Via de Ventura, Ste. L-100, Scottsdale, Arizona 85258

Telephone Number: (480) 624-7054

Email Address: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:
www.kyndwoodlife.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 - \$752.00.

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 - \$375.00 per transaction.

Refinance/Lien Estoppel - \$200.00 per transaction.

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

Resale Disclosure Update - \$75.00.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

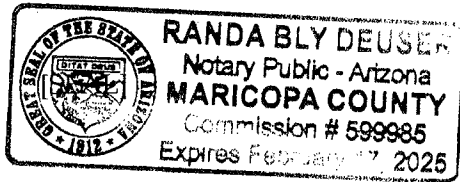
The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**KYNDWOOD RESIDENTIAL COMMUNITY,
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 Kyndwood Residential Community, 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:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Kyndwood, recorded under Document No. 202406013822 in the Official Public Records of Comal County, Texas, as the same may be amended and/or supplemented from time to time.
2. Kyndwood Community Manual, recorded under Document No. 202406013856 in the Official Public Records of Comal County, Texas, as the same may be amended and/or supplemented from time to time.
3. Kyndwood Adoption of Working Capital Assessment, recorded under Document No. 202406013861 in the Official Public Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/19/2024 03:34:19 PM
MARY 4 Pages(s)
202406038708**



Bobbie Koepp