

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
CARMEL RANCH RESIDENTIAL COMMUNITY, INC.**

This instrument amends, restates, and replaces in its entirety that certain Management Certificate recorded as Document No. 20240082378, Official Public Records of Bexar County, Texas.

The undersigned, being an officer of Carmel Ranch 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: Carmel Ranch.
2. The name of the Association: Carmel Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Bexar County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Carmel Ranch, recorded under Document No. 20240069532, in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Carmel Ranch Residential Community, Inc., c/o Alamo Management Group, Attn: Spencer Powell, 2611 North Loop 1604 West, Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Carmel Ranch Residential Community, Inc., c/o Alamo Management Group
Mailing Address:	2611 North Loop 1604 West, Suite 100 San Antonio, Texas 78258
Attn.:	Spencer Powell
Telephone Number:	(210) 485-4088
Email Address:	lgracia@alamomg.com
7. Website to access the Association's dedicatory instruments:
<https://www.alamomanagementgroup.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 - \$500.00

Transfer Fee - \$395.00

Resale Certificate Fee - \$250.00

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

[SIGNATURE PAGE FOLLOWS]

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

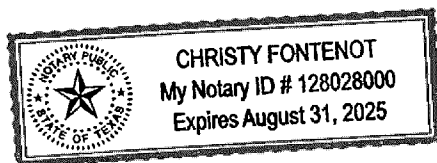
CARMEL RANCH RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Tonda Alexander
Title: President

STATE OF Texas §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 16 day of September, 2024, by
Tonda Alexander, as President of Carmel Ranch
Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Christy Fontenot
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Mark D. Grobmyer, Esq.
Winstead PC
600 West 5th Street, Ste. 900
Austin, Texas 78701
Email: rburton@winstead.com
mgrobmyer@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Carmel Ranch, recorded as Document No. 20240069532 in the Official Public Records of Bexar County, Texas, as amended and supplemented from time to time.
2. Carmel Ranch Community Manual, recorded as Document No. 20240070093 in the Official Public Records of Bexar County, Texas, as amended and supplemented from time to time.
3. Carmel Ranch Declarant Removal and Appointment of Directors, recorded as Document No. 20240070494 in the Official Public Records of Bexar County, Texas.
4. Carmel Ranch Adoption of Working Capital Assessment, recorded as Document No. 20240082246, in the Official Public Records of Bexar County, Texas.
5. Carmel Ranch Notice of Plat Recordation, recorded as Document No. 20240166468 in the Official Public Records of Bexar County, Texas.

ATTACHMENT 1

CARMEL RANCH RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

File Information

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

Document Number: 20240169175
Recorded Date: September 16, 2024
Recorded Time: 12:03 PM
Total Pages: 5
Total Fees: \$37.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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: 9/16/2024 12:03 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk