

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
OPAL MEADOWS RESIDENTIAL COMMUNITY, INC.**

THIS INSTRUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED AS DOCUMENT NO. 24002319 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

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

1. The name of the subdivision: Opal Meadows.
2. The name of the association: Opal Meadows Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Hays County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Opal Meadows, recorded under Document No. 24002210, Official Public Records of Hays County, Texas (the "Declaration").
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 Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Opal Meadows Residential Community, Inc., c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Community Manager
Mailing Address:	c/o Goodwin & Company 11950 Jollyville Road Austin, Texas 78759
Telephone Number::	(855) 289-6007
Email Address:	info@goodwintx.com

7. Website to access the association's dedicatory instruments:

www.goodwintx.com

Use the Find my Community Page features to access the community documents.

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

OPAL MEADOWS RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

Working Capital Assessment - \$250

Transfer Fee - \$340

Resale Certificate Fee - \$375

Resale Certificate Update Fee - \$75

Compliance Inspection Fee (optional) - \$150

Rush Fees to Expedite Delivery (in advance of 10 business day requirement):

1 Business Day - \$350

3 Business Days - \$250

5 Business Days - \$150

7 Business Days - \$100

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

[SIGNATURE PAGE FOLLOWS]

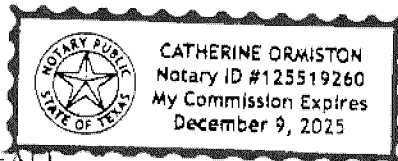
EXECUTED to be effective on the date this instrument is Recorded.

OPAL MEADOWS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: *Brandon Hampton*
Printed Name: Brandon Hampton
Title: President

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 17 day of February, 2025, by Brandon Hampton, President of Opal Meadows Residential Community, Inc., a Texas nonprofit corporation, on behalf of said non-profit corporation.



[SEAL]

Catherine Ormiston
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
600 W. 5TH Street, Suite 900
Austin, Texas 78701
rburton@winstead.com

OPAL MEADOWS RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

ATTACHMENT 1**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Opal Meadows, recorded as Document No. 24002210, Official Public Records of Hays County, Texas.
2. Opal Meadows Community Manual, recorded as Document No. 24002267, Official Public Records of Hays County, Texas.
3. Opal Meadows Adoption of Working Capital Assessment, recorded as Document No. 24002268, Official Public Records of Hays County, Texas.

OPAL MEADOWS RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

25005465 CERTIFICATE
02/18/2025 03:23:37 PM Total Fees: \$37.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

