

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
CROWNRIIDGE MANOR COMMUNITY, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR CROWNRIIDGE MANOR COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THAT CERTAIN MANAGEMENT CERTIFICATE OF CROWNRIIDGE MANOR COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 20230212259, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

The undersigned, being an officer of Crownridge Manor 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: Crownridge Manor.
2. The name of the association: Crownridge Manor Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Bexar County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Crownridge Manor, recorded under Document No. 20230174177, in the Official Public Records of Bexar County, Texas, as amended (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Exhibit "A" attached hereto.
5. The name and mailing address of the association: Crownridge Manor Community, Inc., c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, email address of the person managing the association:

Name: Goodwin & Company  
Mailing Address: 11950 Jollyville Road, Austin, Texas 78759  
Attn: Lisa Pair  
Telephone Number: (210) 447-5592  
Email Address: lisa.pair@goodwintx.com

7. Website to access the Association's dedicatory instruments: [www.goodwintx.com](http://www.goodwintx.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 - \$350.00  
Transfer Fee - \$375.00  
Resale Certificate Fee - \$275.00  
Reserve Contribution - \$350.00

This Certificate is effective as of the date it is recorded in the Official Public Records of Bexar County, Texas.

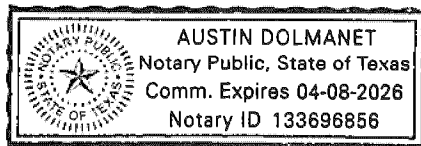
CROWNRIDGE MANOR COMMUNITY, INC.,  
a Texas non-profit corporation

By: [Signature]  
Printed Name: Marcus Moreno  
Title: President

STATE OF TEXAS                    §  
   §  
COUNTY OF Travis                    §

This instrument was acknowledged before me on the 14 day of July, 2025 by Marcus Moreno the President CROWNRIDGE MANOR COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 West 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

EXHIBIT "A"

RECORDING INFORMATION  
FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Crownridge Manor, recorded as Document No. 20230174177, Official Public Records of Bexar County, Texas.
  - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Crownridge Manor, recorded as Document No. 20250127797, Official Public Records of Bexar County, Texas.
2. Crownridge Manor Community Manual, recorded as Document No. 20230174333, Official Public Records of Bexar County, Texas.
3. Adoption of Working Capital Assessment for Crownridge Manor, recorded as Document No. 20230212166, Official Public Records of Bexar County, Texas.

**File Information**

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

**Document Number:** 20250128498  
**Recorded Date:** July 15, 2025  
**Recorded Time:** 1:16 PM  
**Total Pages:** 4  
**Total Fees:** \$33.00

**\*\* 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: 7/15/2025 1:16 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk