

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
SUNSET GROVE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Sunset Grove Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Sunset Grove Residential Community, Inc., recorded as Document No. 2019029024, in the Official Public Records of Galveston County, Texas.

1. The name of the subdivision: Sunset Grove.
2. The name of the Association: Sunset Grove Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Galveston County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Sunset Grove, recorded under Document No. 2019028582, Official Public Records of Galveston 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 Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Sunset Grove Residential Community, Inc., c/o o RealManage, P.O. Box 702348, Dallas, Texas 75370.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	RealManage
Attn:	Edith Ernwall
Mailing Address:	16000 Barkers Point Ln, Suite 250 Houston, TX 77079
Telephone Number:	281-531-0002 ext. 1303
Email Address:	edithernwall@realmanage.com

7. Website to access the Association's dedicatory instruments: [www.realmanage.com](http://www.realmanage.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 - \$325.00.

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Resale Certificate Fee - \$375.00.

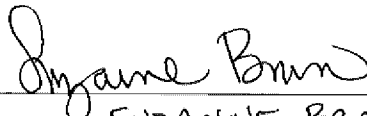
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

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

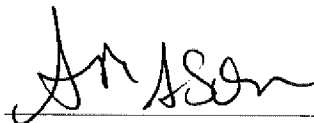
SUNSET GROVE RESIDENTIAL COMMUNITY, INC., a  
Texas non-profit corporation

By:   
Name: SUZANNE BRANN  
Title: HOA PRESIDENT

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS   §

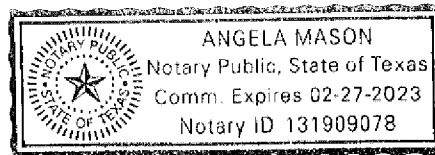
This instrument was acknowledged before me this 19<sup>th</sup> day of OCTOBER, 2021 by SUZANNE BRANN PRESIDENT of Sunset Grove Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Notary Public Signature

AFTER RECORDING RETURN TO:  
Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com



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**EXHIBIT "A"**

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

1. Declaration of Covenants, Conditions and Restrictions for Sunset Grove, recorded as Document No. 2019028582, Official Public Records of Galveston County, Texas.
2. Sunset Grove Adoption of Working Capital Assessment, recorded as Document No. 2019029023, Official Public Records of Galveston County, Texas
3. Sunset Grove Community Manual, recorded as Document No. 2019029025, Official Public Records of Galveston County, Texas.
4. Sunset Grove First Supplement to Community Manual, recorded as Document No. 2021077410, Official Public Records of Galveston County, Texas.

## FILED AND RECORDED

Instrument Number: 2021080673

Recording Fee: 38.00

Number Of Pages:5

Filing and Recording Date: 11/05/2021 9:49AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*