


MARY LOUISE NICHOLSON
COUNTY CLERK

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
KELLER CROSSING RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Keller Crossing 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:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF KELLER CROSSING RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. D222110751, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Keller Crossing.
2. The name of the Association: Keller Crossing Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Keller Crossing, recorded under Document No. D222107076 in the Official Public Records of Tarrant 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: Keller Crossing Residential Community, Inc., c/o Vision Communities Management, 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Keller Crossing Residential Community, Inc. c/o Vision Communities Management
Mailing Address:	5757 Alpha Road, Suite 680, Dallas, Texas 75240
Attn:	Amber Anderson
Telephone Number:	214-612-2303
Email Address:	<u>amber@vcmtexas.com</u>

7. Website to access the Association's dedicatory instruments:
<https://kellercrossing.nabrnetwork.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 - \$250.00 – New Home Owner

Working Capital Assessment – one-half of the annual Regular
Assessments – Resale Owner

Reserve Fund Contribution - \$250.00

Transfer Fee - \$175.00

Resale Certificate Fee - \$340.00

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 14 day of February 2024.

KELLER CROSSING RESIDENTIAL COMMUNITY,
INC.,
a Texas nonprofit corporation

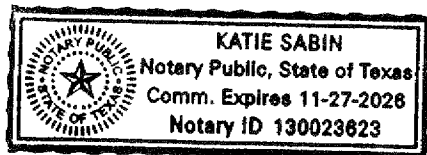
By: [Signature]
Printed Name: Justin Bosworth
Title: President

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 14 day of February, 2024, by Justin Bosworth, President of Keller Crossing Residential 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
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Keller Crossing, recorded under Document No. D222107076, in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. Keller Crossing Community Manual, recorded under Document No. D222107489, in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
 - (a) Keller Crossing First Supplement to Community Manual, recorded under Document No. D224026283, in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time
3. Keller Crossing Notice of Plat Recordation [Keller-Hicks], recorded under Document No. D222110234, Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

KELLER CROSSING RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE