AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF CARLSON PARK RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Carlson Park 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 <u>Management Certificate</u> of <u>Carlson Park Residential Community, Inc.</u>, recorded as Document No. 20200086185, in the Official Public Records of Bexar County, Texas.

- 1. The name of the subdivision: Carlson Park.
- The name of the Association: Carlson Park Residential Community, Inc., a Texas non-profit corporation.
- 3. The recording data for the subdivision: Lots 43 through 71, Block 5, NCB 17673, Carlson Park Phase II (P.U.D.), a subdivision located in Bexar County, Texas, according to the map or plat thereof recorded under Document No. 20190222083 in the Official Public Records of Bexar County, Texas, and under Volume 20001, Pages 1544 1547, in the Plat Records of Bexar County, Texas.
- 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.
- The name and mailing address of the Association Carlson Park Residential Community, Inc., c/o Diamond Association Management and Consulting, 14603 Huebner Road, Bldg. 40, San Antonio, TX 78230.
- 6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:

Rodney Herrera

Mailing Address:

14603 Huebner Road, Bldg. 40, San Antonio, TX 78230.

Telephone Number::

(210) 561-0606

Email Address:

resales@damctx.com

- 7. Website to access the Association's dedicatory instruments: www.CarlsonParkHOA.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.

CARLSON PARK RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED MANAGEMENT CERTIFICATE

Transfer Fee - \$175.00.

Advance Assessments - \$175.00 semi-annually.

Resale Certificate Fee - \$175.00.

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

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

[SIGNATURE PAGE FOLLOWS]

CARLSON PARK RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED MANAGEMENT CERTIFICATE

CARLSON PARK RESIDENTIAL COMMUNITY, INC., a

Texas non-profit corporation

By:

Rodney Herrera, Managing Agent

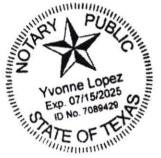
STATE OF TEXAS

§

COUNTY OF BEXAVE §

This instrument was acknowledged before me this st day of support day of Support of Salar by Rodney Herrera, Managing Agent of Carlson Park 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

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

- Declaration of Covenants, Conditions, and Restrictions for Carlson Park, recorded as Document No. 20200084754, in the Official Public Records of Bexar County, Texas.
- Carlson Park Adoption of Working Capital Assessment, recorded as Document No. 20200086182, in the Official Public Records of Bexar County, Texas.
- Carlson Park Community Manual, recorded as Document No. 20200086183, in the Official Public Records of Bexar County, Texas.
- Carlson Park Modification Design Guidelines, recorded as Document No. 20200086186, in the Official Public Records of Bexar County, Texas.
- Carlson Park First Supplement to Community Manual, recorded as Document No. 20210250927, in the 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:

20210254335

Recorded Date:

September 13, 2021

Recorded Time:

2:08 PM

Total Pages:

5

Total Fees:

\$38.00

** 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: 9/13/2021 2:08 PM

