

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
STONE GARDEN COMMUNITY ASSOCIATION, INC.

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR STONE GARDEN COMMUNITY ASSOCIATION, INC., INCLUDING, BUT NOT LIMITED TO, THAT MANAGEMENT CERTIFICATE RECORDED AS DOCUMENT NO. 20240049028, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

The undersigned, being an officer of Stone Garden Community Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Stone Garden.
2. The name of the Association: Stone Garden Community Association, 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 Stone Garden, recorded under Document No. 20240045575 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments thereto: See Exhibit "A"
5. The name and mailing address of the Association: Stone Garden Community Association, Inc., c/o CCMC, 8360 E Via de Ventura Blvd., Suite L-100, Scottsdale, Arizona 85258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Capital Consultant Management Company (CCMC)

Attn: Community Manager

Mailing Address: 8360 E Via de Ventura, Suite L100, Scottsdale, Arizona 85258

Telephone Number: 1-833-301-4538

Email Address: stonegardentx@ccmcnet.com

7. Website to access the Association's dedicatory instruments: stonegardenlife.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

STONE GARDEN COMMUNITY ASSOCIATION, INC.
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Working Capital Assessment - \$500.00.

Resale Disclosure Update - \$75.00.

Returned Payment Fee - \$30.00 for each returned item.

Lender Questionnaire:

\$200.00 per questionnaire (standard format).

\$300.00 per questionnaire (custom format).

Resale Trustee/Lender Sale - \$375.00 per transaction.

Refinance/Lien Estoppel - \$200.00 per transaction.

Resale Disclosure/Lien Estoppel - \$375.00 per lot (\$50 per lot for Developer to Builder).

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

STONE GARDEN COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation

By: *Stacy Miller*
Name: *Stacy Miller*
Title: *Chief Financial Officer (CFO)*

STATE OF ARIZONA §
COUNTY OF MARICOPA §

This instrument was acknowledged before me on the 18th day of December, 2024, by *Stacy Miller*, *CFO* of Stone Garden Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Randa Bly Deuser
Notary Public Signature
Randa Bly Deuser

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Stone Garden, recorded under Document No. 20240045575 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time.
2. Stone Garden Community Manual, recorded under Document No. 20240045967 in the Official Public Records of Bexar County, Texas, as the same may be amended and supplemented from time to time.
3. Stone Garden Adoption of Working Capital Assessment, recorded under Document No. 20240045966 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**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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: 12/19/2024 4:12 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk