



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Oct 01, 2021 04:22 PM Fee: \$34.00

**2021220546**

\*Electronically Recorded\*

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

The undersigned, being an officer of FB Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

**THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN  
MANAGEMENT CERTIFICATE OF FB RESIDENTIAL COMMUNITY, INC., RECORDED AS  
DOCUMENT NO. 2018010187, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**

1. The name of the subdivision: Forest Bluff [Sections 6 & 7].
2. The name of the association: FB Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision:  
  
Lots 59 through 66, and Lots 68 through 115, Block E; Lots 16 through 68, Block F; and Lots 32 through 36, Block H, Section 6, a subdivision according to the plat recorded in Document No. 201700098, of the Official Public Records of Travis County, Texas; and  
  
Lots 116 through 121, Block E; Lots 1 through 15, Block F; Lots 1 through 34, Block G; and Lots 1 through 21, and Lots 23 through 31, Block H, located in Forest Bluff, Section Seven, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 201900109, in the Official Public Records of Travis 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.
5. The name and mailing address of the association: FB Residential Community, Inc., c/o CT Corporation Systems, 1999 Bryan Street, Suite 900, Dallas, Texas 75201.
6. The name, mailing address, telephone number, and email address of the person managing the association:  
  
Name: Christine Gamache  
Mailing Address: RealManage, 9601 Amberglen Boulevard, Suite 150,  
Austin, Texas 78729  
Telephone Number:: 866-473-2573  
Email Address: [fbresid@ciramail.com](mailto:fbresid@ciramail.com)
7. Website to access the association's dedicatory instruments: : [www.ciranet.com](http://www.ciranet.com)

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8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee - \$325.00.

Resale Certificate Fee - \$310.00

Closing Document Rush Fee - \$200.00

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

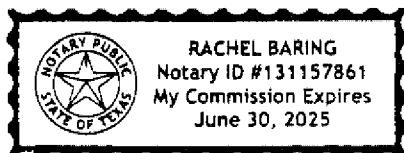
**FB RESIDENTIAL COMMUNITY, INC.,** a Texas non-profit corporation

By: Keri Rhodes  
Keri Rhodes, Director

STATE OF TEXAS                   §  
   §  
COUNTY OF Williamson       §

This instrument was acknowledged before me this 1 day of October, 2021, by Keri Rhodes, Director of FB Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Rachel Baring  
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 Forest Bluff [Section 6 & 7], Document No. 2017105996, Official Public Records of Travis County, Texas.
2. Forest Bluff [Section 6 & 7] Community Manual, Document No. 2017108684, Official Public Records of Travis County, Texas.
3. Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Forest Bluff [Section 6 & 7] [Section 7], Document No. 2019128983, Official Public Records of Travis County, Texas.
4. Shared Drainage Facilities Cost Allocation Agreement for Forest Bluff, recorded January 22, 2020 as Document No. 2020010397, Official Public Records of Travis County, Texas.
5. Forest Bluff [Section 6 & 7] First Supplement to Community Manual, recorded September 2, 2021 as Document No. 2021197629, Official Public Records of Travis County, Texas.