

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

The undersigned, being an officer of Bear Creek 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 Bear Creek Residential Community, Inc. Management Certificate, recorded under Document No. 20220127648 in the Official Public Records of Bexar County, Texas.

1. The name of the subdivision: Bear Creek.
2. The name of the Association: Bear Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Bear Creek, recorded under Document No. 20220126883, in the Official Public Records of Bexar County (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: Bear Creek Residential Community, Inc., c/o Alamo Management Group, 2611 North Loop 1604 West, Suite 100, San Antonio, Texas 78258, Attn.: Mark Edwards.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Alamo Management Group
Attn:	Mark Edwards
Mailing Address:	2611 North Loop 1604 West, Suite 100 San Antonio, Texas 78258
Telephone Number::	(210) 485-4088
Email Address:	<a href="mailto:medwards@alamomg.com">medwards@alamomg.com</a>
7. Website to access the Association's dedicatory instruments:  
[www.alamomanagementgroup.com](http://www.alamomanagementgroup.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

BEAR CREEK RESIDENTIAL COMMUNITY, INC.  
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Working Capital Assessment - \$500.00.

Transfer Fee - \$395.00.

Resale Certificate Fee - \$250.00.

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]*

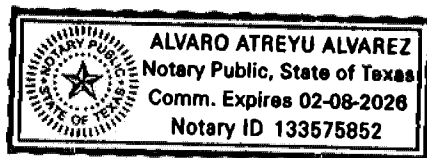
BEAR CREEK RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By: [Signature]  
Name: VICTOR BERNAL  
Title: DIRECTOR

STATE OF TEXAS           §  
                                          §  
COUNTY OF BEXAR   §

This instrument was acknowledged before me this 2 day of September, 2022, by  
Victor Bernal Director of Bear Creek 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  
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 Bear Creek, recorded as Document No. 20220126883, Official Public Records of Bexar County, Texas
2. Bear Creek Adoption of Working Capital Assessment, recorded as Document No. 20220127006, Official Public Records of Bexar County, Texas.
3. Bear Creek Community Manual, recorded as Document No. 20220127457, Official Public Records of Bexar County, Texas.

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**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20220215162  
**Recorded Date:** September 02, 2022  
**Recorded Time:** 12:39 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: 9/2/2022 12:39 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk