


MARY LOUISE NICHOLSON
COUNTY CLERK

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

The undersigned, being an officer of Terra Trace 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 TERRA TRACE RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. D223165048, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Terra Trace.
2. The name of the Association: Terra Trace Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property located in in Tarrant County, Texas, made subject to that certain Terra Trace Master Covenant [Residential], recorded under Document No. D223122482, Official Public Records of Tarrant County, Texas, as may be amended from time to time (the “**Covenant**”), pursuant to the recording of one or more Notices of Applicability.
4. The recording data for the Covenant and any amendments and/or supplements to thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Terra Trace Residential Community, Inc., c/o Blue Hawk Management, 604 State Hwy 78, Suite 103, No. 30, Farmersville, Texas 75442 Attn: Chris Broach
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Terra Trace Residential Community, Inc., c/o Blue Hawk Management
Attn.:	Chris Broach
Mailing Address:	604 State Hwy. 78, Suite 103, No. 30 Farmersville, Texas 75442
Telephone Number:	972-674-3791
Email Address:	emailus@bluehawkmgmt.net

7. Website to access the Association’s dedicatory instruments:
www.bluehawkmgmt.net

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

Transfer Fee - \$75.00

Resale Certificate Fee - \$375.00

Community Enhancement Fee – 0.25% of the Transfer Price (as defined in the Community Enhancement Covenant, recorded in the Official Public Records of Tarrant County, Texas).

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

[SIGNATURE PAGE FOLLOWS]

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

TERRA TRACE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation.

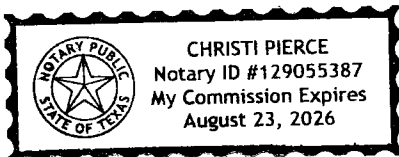
By: Shanta Williams
Name: Shanta Williams
Title: President

THE STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on 8 day of February, 2024, by Shanta' Williams, the President of Terra Trace Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Christi Pierce
Notary Public Signature



AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

**RECORDING DATA FOR THE COVENANT, DECLARATION
AND RELATED DOCUMENTS**

1. Terra Trace Master Covenant [Residential], recorded under Document No. D223122482, Official Public Records of Tarrant County, Texas.
2. Terra Trace Development Area Declaration [Residential], recorded under Document No. D223122531, Official Public Records of Tarrant County, Texas.
3. Terra Trace Community Manual, recorded under Document No. D223122580, Official Public Records of Tarrant County, Texas.
 - (a) First Supplement to Terra Trace Community Manual, recorded under Document No. D223164859, Official Public Records of Tarrant County, Texas.
4. Terra Trace Community Enhancement Covenant, recorded under Document No. D223122579, Official Public Records of Tarrant County, Texas.
5. Terra Trace Adoption of Working Capital Assessment, recorded under Document No. D223122585, Official Public Records of Tarrant County, Texas.
6. Terra Trace Notice of Applicability [Residential] [Cohix] Community Enhancement Covenant, recorded under Document No. D224024459, Official Public Records of Tarrant County, Texas

ATTACHMENT 1

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
TERRA TRACE RESIDENTIAL COMMUNITY, INC.