

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
GARDEN GROVE MASTER RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Garden Grove Master 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 CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR GARDEN GROVE MASTER RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 20250050031, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1. The name of the subdivision: Garden Grove.
2. The name of the Association: Garden Grove Master Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Bexar County, Texas, made subject to that certain Garden Grove Master Covenant [Residential], recorded under Document No. 20250031633, in the Official Public Records of Bexar County, Texas, as may be amended from time to time (the "**Covenant**"), pursuant to the filing of one or more Notices of Applicability in the Official Public Records of Bexar County, Texas.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Garden Grove Master Residential Community, Inc., c/o Alamo Management Group, 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name:	Garden Grove Master Residential Community, Inc., c/o Alamo Management Group
Attention:	Mark Edwards
Mailing Address:	2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258
Telephone Number:	210-485-4088
Email Address:	<a href="mailto:info@alamomg.com">info@alamomg.com</a>

7. Website to access the Association's dedicatory instruments:  
[www.amghoa.com](http://www.amghoa.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 - \$400.00.

Administrative Transfer Fee - \$395.00.

Resale Certificate Fee - \$250.00.

- Rush for Resale Package:
  - 5 business day = \$100.00 / 2 business days = \$200.00

Statement of Account only = \$100.00

- Rush for Statement of Account only:
  - 5 business day = \$80.00 / 2 business day = \$150.00

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.

GARDEN GROVE MASTER RESIDENTIAL COMMUNITY,  
INC., a Texas nonprofit corporation

By: *Jaime L. Johnson*

Name: Jaime L. Johnson

Title: President

THE STATE OF TEXAS §

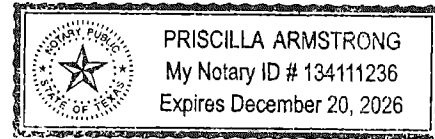
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 25 day of March, 2025, by Jaime L. Johnson, President of Garden Grove Master Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

*Priscilla Armstrong*

Notary Public Signature



AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.

WINSTEAD PC

600 W. 5TH STREET, SUITE 900

AUSTIN, TEXAS 78701

KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

1. Garden Grove Master Covenant [Residential], recorded under Document No. 20250031633, Official Public Records of Bexar County, Texas, as may be amended from time to time.
2. Garden Grove Development Area Declaration [Residential], recorded under Document No. 20250040290, Official Public Records of Bexar County, Texas, as may be amended from time to time.
3. Garden Grove Community Manual, recorded under Document No. 20250049890, Official Public Records of Bexar County, Texas.
4. Garden Grove Adoption of Working Capital Assessment, recorded under Document No. 20250049879, Official Public Records of Bexar County, Texas.
5. Garden Grove Design Guidelines, recorded under Document No. 20250049885, Official Public Records of Bexar County, Texas.
6. Garden Grove Notice of Applicability [Residential] [Units 1 and 2], recorded under Document No. 20250053218, Official Public Records of Bexar County, Texas.

ATTACHMENT 1

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
GARDEN GROVE MASTER RESIDENTIAL COMMUNITY, INC.

**File Information**

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

**Document Number:** 20250053390  
**Recorded Date:** March 26, 2025  
**Recorded Time:** 3:31 PM  
**Total Pages:** 5  
**Total Fees:** \$37.00

**\*\* 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: 3/26/2025 3:31 PM



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