

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
MEADOWS AT CLEAR FORK RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Meadows at Clear Fork 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 Management Certificate of Meadows at Clear Fork Residential Community, Inc., recorded as Document No. 2018-003369, in the Official Public Records of Caldwell County, Texas.

1. The name of the subdivision: Meadows at Clear Fork.
2. The name of the Association: Meadows at Clear Fork Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All of that certain real property in Caldwell County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Meadows at Clear Fork, recorded under Document No. 2018-003312, Official Public Records of Caldwell County, Texas (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: Meadows at Clear Fork Residential Community, Inc., c/o RealManage, P.O. Box 803555, Dallas, Texas 75380.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: RealManage  
Attn: Amanda Davis  
Mailing Address: P.O. Box 803555, Dallas, Texas 75380  
Telephone Number:: 866-473-2573  
Email Address: CLEARFOR@CiraMail.com

7. Website to access the Association's dedicatory instruments: [www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$150.00.

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Transfer Fee - \$325.00.

Statement of Account Fee - \$250.00.

Resale Certificate Fee - \$375.00.

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]*

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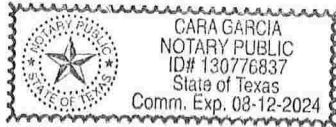
MEADOWS AT CLEAR FORK RESIDENTIAL  
COMMUNITY, INC., a Texas non-profit corporation

By: Shawn A. Kirkpatrick  
Name: President  
Title: Shawn A Kirkpatrick

STATE OF TEXAS §  
COUNTY OF Williamson §

This instrument was acknowledged before me this 14<sup>th</sup> day of January, 2022 by Shawn A Kirkpatrick President of Meadows at Clear Fork Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit 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 Meadows at Clear Fork, recorded as Document No. 2018-00312, Official Public Records of Caldwell County, Texas.
2. Meadows at Clear Fork Community Manual, recorded as Document No. 2018-003370, Official Public Records of Caldwell County, Texas.
3. Meadows at Clear Fork Adoption of Working Capital Assessment, recorded as Document No. 2018-003371, Official Public Records of Caldwell County, Texas.
4. Meadows at Clear Fork Notice of Plat Recordation [Section 3], recorded as Document No. 2018-004426, Official Public Records of Caldwell County, Texas.
5. Meadows at Clear Fork Notice of Plat Recordation [Section 2], recorded as Document No. 2019-005765, Official Public Records of Caldwell County, Texas.
6. First Amendment to Declaration of Covenants, Conditions and Restrictions for Meadows at Clear Fork, recorded as Document No. 2021-000332, Official Public Records of Caldwell County, Texas.
7. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Meadows at Clear Fork, recorded as Document No. 2021-002333, Official Public Records of Caldwell County, Texas.
8. Meadows at Clear Fork First Supplement to Community Manual, recorded as Document No. 2022-000586, Official Public Records of Caldwell County, Texas.

## FILED AND RECORDED

**Instrument Number: 2022-000751 CERTIFICATE**

Filing and Recording Date: 02/02/2022 10:18:13 AM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



*Teresa Rodriguez*

Teresa Rodriguez, County Clerk  
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

**DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.**