

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Mar 27, 2025 11:05 AM Fee: \$37.00

2025032460

Electronically Recorded

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

The undersigned, being an officer of Longview 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 LONGVIEW RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE RECORDED UNDER DOCUMENT NOS. 2023082360, 2023090687 AND 2024115453, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

1. The name of the subdivision: Longview.
2. The name of the Association: Longview Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Travis County, Texas, made subject to that certain Longview Master Covenant [Residential], recorded as Document No. 2022012532 in the Official Public Records of Travis County, Texas, as the same may be amended from time to time (the "**Covenant**"), by the recording, from time to time, of one or more Notices of Applicability.
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: Longview Residential Community, Inc., c/o Capital Consultants Management Company (CCMC), Attn: Sara Huff, 7800 N Dallas Parkway, Suite 450, Plano, TX 75024.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Longview Residential Community, Inc., c/o Capital Consultants Management Company (CCMC)
Mailing Address: 7800 N Dallas Parkway, Suite 450, Plano, TX 75024
Attn: Sara Huff
Telephone Number: (469) 246-3500
Email Address: ccmctx@ccmcnet.com
7. Website to access the Association's dedicatory instruments: www.longviewatx.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 - \$950.00.

Special Common Area Assessments - \$60 annually (only for Lots designated as Beneficiaries in a recorded instrument).

Advance Assessments - \$255.00.

Lien Estoppel/Resale Certificate Fee - \$375.00.

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.

LONGVIEW RESIDENTIAL COMMUNITY, INC., a Texas
nonprofit corporation

By: Michael Slack

Name: Michael Slack

Title: Vice President

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on 24 day of March, 2025
by Michael Slack, the Vice President of LONGVIEW RESIDENTIAL COMMUNITY, INC., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Katherine Jeannette Frazier
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

1. Longview Master Covenant [Residential], recorded under Document No. 2022012532, Official Public Records of Travis County, Texas, as same may be amended and supplemented from time to time.
 - a. First Amendment to Master Covenant for Longview [Residential], recorded under Document No. 2025032345, Official Public Records of Travis County, Texas.
2. Longview Development Area Declaration [Residential], recorded under Document No. 2023065441, Official Public Records of Travis County, Texas, as same may be amended and supplemented from time to time.
 - a. First Amendment to Development Area Declaration for Longview [Residential], recorded under Document No. 2025032365, Official Public Records of Travis County, Texas.
3. Longview Community Manual, recorded under Document No. 2023065458, Official Public Records of Travis County, Texas, as same may be amended and supplemented from time to time.
 - a. Longview First Supplement to Community Manual, recorded under Document No. 2023090626, Official Public Records of Travis County, Texas, as same may be amended and supplemented from time to time.
 - b. Longview Second Supplement to Community Manual, recorded under Document No. 2024111751, Official Public Records of Travis County, Texas, as same may be amended and supplemented from time to time.
4. Longview Adoption of Working Capital Assessment, recorded under Document No. 2023065449, Official Public Records of Travis County, Texas.
5. Longview Notice of Applicability [Residential - Phase 1], recorded under Document No. 2023065508, Official Public Records of Travis County, Texas.
6. Longview Design Guidelines, recorded under Document No. 2023081500, Official Public Records of Travis County, Texas, as amended and supplemented from time to time.
 - a. First Amendment to Design Guidelines for Longview [Residential], recorded under Document No. 2025032374, Official Public Records of Travis County, Texas.
7. Longview Notice of Designation of Special Common Area [Phase 1], recorded under Document No. 2023081486, Official Public Records of Travis County, Texas.

ATTACHMENT 1

LONGVIEW RESIDENTIAL COMMUNITY, INC.
THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE