

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
CARDINAL RIDGE COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of Cardinal Ridge Community Association, 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 Cardinal Ridge Community Association, Inc., recorded as Document No. 20210165337, in the Official Public Records of Bexar County, Texas.

1. The name of the subdivision: Cardinal Ridge.
2. The name of the Association: Cardinal Ridge Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Lots 1 through 45, Block 2; Lots 1 through 14, Block 3; Lots 1 through 14, Block 4; and Lots 1 through 16, Block 5, of Cardinal Ridge Subdivision, a subdivision located in Bexar County, Texas according to the map or plat recorded in Volume 20002, Pages 472 - 475 in the Official Public Records of Bexar County, Texas.
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: Cardinal Ridge Community Association, Inc., c/o Alamo Management Group, 16120 College Oak, Suite 101, San Antonio, TX 78249.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Alamo Management Group
Attn:	Luis Bayona
Mailing Address:	2611 N. Loop 1604 W, Suite 100, San Antonio, TX 78258
Telephone Number:	(210) 485-4088
Email Address:	Info@alamomg.com

7. Website to access the Association's dedicatory instruments:
www.alamomanagementgroup.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 - \$250.00.

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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.

[SIGNATURE PAGE FOLLOWS]

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

CARDINAL RIDGE COMMUNITY ASSOCIATION,
INC., a Texas non-profit corporation

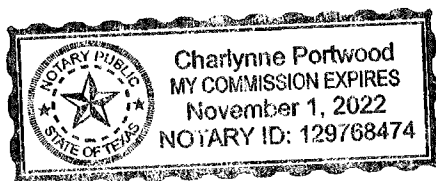
By: [Signature]
Name: RICHARD MOTT
Title: PRESIDENT

STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me this 4 day of October, 2022 by Richard Mott, President of Cardinal Ridge Community Association, 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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4835-9913-6767v.2 53168-136

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Cardinal Ridge, recorded as Document No. 20210138229, Official Public Records of Bexar County, Texas.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Cardinal Ridge, recorded as Document No. 20210168703, Official Public Records of Bexar County, Texas.
2. Cardinal Ridge Adoption of Working Capital Assessment, recorded as Document No. 20210138553, Official Public Records of Bexar County, Texas.
3. Cardinal Ridge Design Guidelines, recorded as Document No. 20210138554, Official Public Records of Bexar County, Texas.
4. Cardinal Ridge Community Manual, recorded as Document No. 20210165336, Official Public Records of Bexar County, Texas.
 - a. Cardinal Ridge First Supplement to Community Manual, recorded as Document No. 20210327724, Official Public Records of Bexar County, Texas.

File Information

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

Document Number: 20220239478
Recorded Date: October 05, 2022
Recorded Time: 8:33 AM
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: 10/5/2022 8:33 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk