

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
VALENCIA RESIDENTIAL OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Valencia Residential Owners Association, 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 THAT CERTAIN MANAGEMENT CERTIFICATE FOR THE VALENCIA RESIDENTIAL OWNERS ASSOCIATION, INC., RECORDED UNDER DOCUMENT NO. 2023006229, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

1. The name of the subdivision: Valencia.
2. The name of the Association: Valencia Residential Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Brazoria County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Valencia, recorded as Document No. 2021068709, in the Official Public Records of Brazoria County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Valencia Residential Owners Association, Inc., c/o FirstService Residential, 1330 Enclave Pkwy, Suite 425, Houston, TX 77077.

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Valencia Residential Owners Association, Inc.
c/o FirstService Residential
Mailing Address: 1330 Enclave Pkwy, Suite 425, Houston, TX 77077
Attn: FirstService Residential
Telephone Number: 1-877-253-9689
Email Address: houston@fsrsresidential.com

7. Website to access the Association's dedicatory instruments:
<https://valenciarresidential.connectresident.com>

www.ValenciaTxHOA.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 - \$1000

Resale Certificate Fee - \$375

Resale Certificate Update - \$75

Refinance Fee - \$100

Transfer Fee - \$225

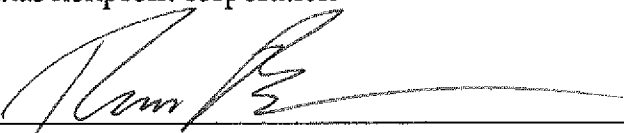
Welcome Packet Fee- \$26.50

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

[SIGNATURE PAGE FOLLOWS]

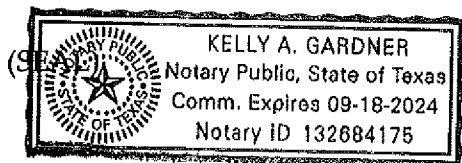
EXECUTED to be effective on the date this instrument is Recorded.

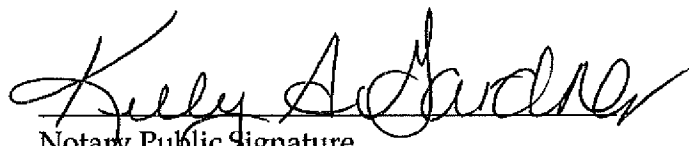
**VALENCIA RESIDENTIAL OWNERS ASSOCIATION,
INC.,**
a Texas nonprofit corporation

By: 
Name: Russell Bynum
Title: President

STATE OF TEXAS §
COUNTY OF Brazoria §
§

This instrument was acknowledged before me on the 13 day of February, 2023 by Russell Bynum, President of Valencia Residential Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Valencia, recorded as Document No. 2021068709, in the Official Public Records of Brazoria County, Texas, as the same may be amended from time to time.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions for Valencia, recorded as Document No. 2023006208 in the Official Public Records of Brazoria County, Texas, as the same may be amended from time to time.
3. Valencia Community Manual, recorded as Document No. 2023005522 in the Official Public Records of Brazoria County, Texas, as the same may be amended and supplemented from time to time.
4. Valencia Design Guidelines, recorded as Document No. 2023005510 in the Official Public Records of Brazoria County, Texas, as the same may be amended and supplemented from time to time.
5. Valencia Adoption of Working Capital Assessment, recorded as Document No. 2023005963 in the Official Public Records of Brazoria County, Texas.

ATTACHMENT 1

FILED and RECORDED

Instrument Number: 2023006531

Filing and Recording Date: 02/14/2023 03:58:41 PM 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 Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria 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 DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina