

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
EDGEBROOK RESIDENTIAL COMMUNITY, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR EDGEBROOK RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 201706025716, AND 202206051929, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

The undersigned, being an officer of Edgebrook Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Edgebrook.
2. The name of the Association: Edgebrook Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All of that certain real property in Comal County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Edgebrook, recorded under Document No. 201706025626, Official Public Records of Comal 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 Edgebrook Residential Community, Inc., c/o Alamo Management Group, 2611 N. Loop 1604 W., San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Alamo Management Group
Attn:	Floyd Billings
Mailing Address:	2611 N. Loop 1604 W., San Antonio, Texas 78258
Telephone Number::	210-485-4088
Email Address:	info@alamomg.com
7. Website to access the Association's dedicatory instruments: www.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 - \$350.00.

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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.

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

[SIGNATURE PAGE FOLLOWS]

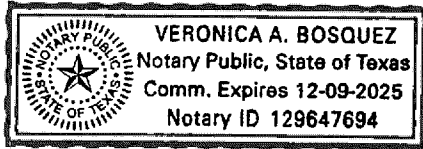
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EDGEBROOK RESIDENTIAL COMMUNITY, INC., a
Texas non-profit corporation

By: Cathy Teague
Name: Cathy Teague
Title: HOA President

STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me this 14th day of September, 2023 by
Cathy Teague President of Edgebrook Residential Community, Inc., a Texas
non-profit corporation, on behalf of said non-profit corporation.



[SEAL]

Veronica Bosquez
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 Edgebrook, recorded as Document No. 201706025626, Official Public Records of Comal County, Texas.
2. Edgebrook Community Manual, recorded as Document No. 201706025701, Official Public Records of Comal County, Texas.
3. Edgebrook Adoption of Working Capital Assessment, recorded as Document No. 201706025706, Official Public Records of Comal County, Texas.
4. Edgebrook Notice of Plat Recordation [Unit 1], recorded as Document No. 201706025718, Official Public Records of Comal County, Texas.
5. First Amendment to Declaration of Covenants, Conditions and Restrictions for Edgebrook, recorded as Document No. 201806042706, Official Public Records of Comal County, Texas.
6. Edgebrook COVID-19 Policy – Amenities Edgebrook Residential Community, Inc., recorded as Document No. 202006022119, Official Public Records of Comal County, Texas.
7. Edgebrook Supplemental Policies Adopted Pursuant to the 2021 and 2023 Legislative Sessions, recorded as Document No. 20230602988, Official Public Records of Bexar County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/15/2023 01:22:18 PM
CHRISTY 4 Pages(s)
202306029913**



Bobbie Koepp