



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

The undersigned, being an officer or managing agent of Bluestem 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 THAT CERTAIN MANAGEMENT CERTIFICATE OF BLUESTEM RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 202209191, OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR THE ASSOCIATION IN THE OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS.

1. The name of the subdivision: Bluestem.
2. The name of the Association: Bluestem Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Wise County, Texas, made subject to that certain Bluestem Master Covenant [Residential] recorded as Document No. 202208123, Official Public Records of Wise County, Texas, as the same may be amended from time to time (the "**Covenant**"), and to that certain Bluestem Development Area Declaration [Residential] (the "**Development Area Declaration**"), recorded as Document No. 202208515, Official Public Records of Wise County, Texas, by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Bluestem Residential Community, Inc., c/o Capital Consultants Management Corporation ("**CCMC**"), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Bluestem Residential Community, Inc., c/o CCMC
Attn.:	Delores Ferguson
Mailing Address:	7800 N. Dallas Parkway, Ste. 450, Plano, TX 75024
Telephone Number:	469-246-3500
Email Address:	ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:
www.lifeatbluestem.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital = amount of annual Regular Assessment

Community Enhancement Fee – 0.5% of Sales Price on all “Owner to Owner” sales

Homeowner Assessment - \$240.00 Per Quarter

Builder Assessment - \$240.00 Per Quarter (Billed Annually)

Resale and Disclosure - \$375.00

Association Late Fee - \$25.00

Interest – 1.5%

Legal Prep Fee - \$100.00

No Title Sale - \$125.00

Resale Trustee/Lender Sale - \$125.00

Lender Questionnaire Fee (Standard) - \$200.00

Lender Questionnaire Fee (Custom) - \$300.00

Refinance/Lien Estoppel Update - \$75.00

Rush Fee - \$100.00

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.

BLUESTEM RESIDENTIAL COMMUNITY, INC., a Texas
nonprofit corporation

By: 

Name: Delores Ferguson

Title: Managing Agent

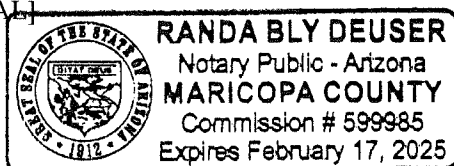
STATE OF ~~TEXAS~~ Arizona §


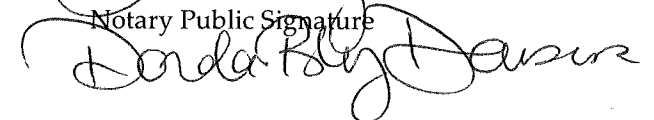
§

COUNTY OF Maricopa §

This instrument was acknowledged before me this 20th day of September, 2023, by
Delores Ferguson, Managing Agent of Bluestem Residential Community, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature


AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.

WINSTEAD PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Bluestem Master Covenant [Residential], recorded as Document No. 202208123, Official Public Records of Wise County, Texas.
 - (a) Bluestem First Amendment to Master Covenant [Residential], recorded as Document No. 202208568, Official Public Records of Wise County, Texas.
2. Bluestem Development Area Declaration [Residential] recorded as Document No. 202208515, Official Public Records of Wise County, Texas.
 - (a) Bluestem First Amendment to Development Area Declaration [Residential] recorded as Document No. 202303529, Official Public Records of Wise County, Texas.
3. Bluestem Adoption of Working Capital Assessment, recorded as Document No. 202208517, Official Public Records of Wise County, Texas.
4. Bluestem Design Guidelines [Residential], recorded under Document No. 202208518, Official Public Records of Wise County, Texas.
5. Bluestem Community Manual, recorded as Document No. 202208569, Official Public Records of Wise County, Texas.
 - (a) Bluestem First Supplement to Community Manual, recorded as Document No. 202313640, Official Public Records of Wise County, Texas.
6. Bluestem Community Enhancement Covenant, recorded as Document No. 202208518, Official Public Records of Wise County, Texas.
7. Bluestem Notice of Applicability [Residential] [199.371 Acres] recorded as Document No. 202208889, Official Public Records of Wise County, Texas.

ATTACHMENT 1

BLUESTEM RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

FILED AND RECORDED

Instrument Number: 202313871

Filing and Recording Date: 09/29/2023 10:16:02 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 RECORDS of Wise County, Texas.



A handwritten signature in cursive script, appearing to read "Blanca Tuma", written over a horizontal line.

Blanca Tuma, County Clerk
Wise 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 - This document is part of the Official Record.

Deputy: stovallk



Wise County

Blanca Tuma, County Clerk

P.O. Box 359

200 N. Trinity

Decatur, Texas 76234

940-627-3351

<https://www.co.wise.tx.us/>

Receipt: 2023-11889

Product	Name	Extended
AMD	AMENDMENT	\$38.00
	Pages	5
	Document #	202313871
	Document Info:	BEN AIKEN
	Document Info:	BEN AIKEN
	File Page	true
Total		\$38.00
Tender (Check)		\$38.00
Check Number	000009595	
Paid By	WINSTEAD 2728 N HARWOOD ST STE 500 DALLAS TX 75201	

Thank you for your business!

9/29/23 10:16 AM stovallk

Workstation: DIR202123725