

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
VISTA DE LOS SANTOS OWNERS ASSOCIATION, INC.

The undersigned, being an officer of Vista De Los Santos Owners 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 THOSE CERTAIN MANAGEMENT CERTIFICATE FOR VISTA DE LOS SANTOS OWNERS ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 2016-16005740 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

1. The name of the subdivision: Vista De Los Santos.
2. The name of the Association: Vista De Los Santos Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: means that certain 45.02 acre tract of land, more or less, out of the J. WILLIAMS SURVEY, ABSTRACT NO. 49 in Hays County, Texas. Said 45.02 acre tract is more fully described by metes and bounds attached as Exhibit "A" to that certain Declaration of Covenants Conditions and Restrictions for Vista De Los Santos, recorded as Document No. 2014-14037307, Official Public Records of Hays County, Texas., and any amendments thereto (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: Vista Del Los Santos Owners Association, Inc. c/o RealManage, PO Box 803555, Dallas, TX 75380-3555.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	RealManage
Mailing Address:	PO Box 803555, Dallas, TX 75380-3555
Telephone Number:	866.473.2573
Email Address:	realservice@ciraemail.com; VISDELOS@CiraMail.com
7. Website to access the Association's dedicatory instruments: www.ciranet.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Resale Certificate - \$375.00

Statement of Account Fee - \$250.00

Conveyance of Document Fee with SOA - \$275.00

Document Rush Fee - \$200.00

Working Capital Assessment – \$715.00 [2021], *this amount is subject to change, amount equal to the regular annual assessment amount for the current fiscal year.*

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]

**VISTA DE LOS SANTOS OWNERS ASSOCIATION,
INC., a Texas nonprofit corporation**

By: 

Name: Carolyn Thacker

Title: Director of Community Association Management

STATE OF TEXAS

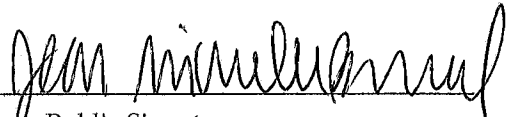
§

§

COUNTY OF Bexar §

This instrument was acknowledged before me this 1 day of December, 2021, by Carolyn Thacker, Director of Community Association Management for Vista De Los Santos Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]


Notary Public Signature

AFTER RECORDING RETURN TO:

ALEX S. VALDES, ESQ.

WINSTEAD PC

401 CONGRESS AVENUE, SUITE 2100

AUSTIN, TEXAS 78701

AVALDES@WINSTEAD.COM

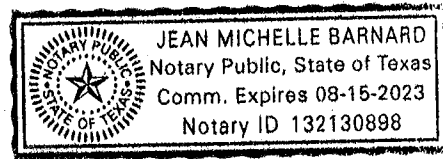


EXHIBIT A**THE RECORDING DATA FOR THE DECLARATION WITH ANY AMENDMENTS
AND/OR SUPPLEMENTS TO THE DECLARATION**

Document	Recording Information
Declaration of Covenants, Conditions, and Restrictions	Document No. 14037307
Vista De Los Santos – Phase 1	Document No. 15005613
Amending Plat: Vista Del Los Santos Phase 1	Document No. 15026288
First Amendment to the Declaration of Covenants, Conditions, and Restrictions	Document No. 15037069
Vista De Los Santos Owners Association, Inc. Community Manual	Document No. 15037070
Vista De Los Santos – Phase 2	Document No. 17009364
Vista De Los Santos Adoption of Working Capital Assessment	Document No. 17042799
Second Amendment to the Declaration of Covenants, Conditions, and Restrictions	Document No. 17042801
Vista De Los Santos – Phase 3	Document No. 18027674
Notice of Addition of Land to Vista De Los Santos Declaration of Covenants, Conditions, and Restrictions [Adding Phase 3]	Document No. 18033585

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

22023129 CERTIFICATE
05/09/2022 03:01:27 PM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

