

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

The undersigned, being an officer of Arroyo Ranch Residential Community, Inc., a Texas non-profit 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 recorded as Document No. 201999024881, 202199042789, and 202299017245 in the Official Public Records of Guadalupe County, Texas.

1. The name of the subdivision: Arroyo Ranch.
2. The name of the Association: Arroyo Ranch Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision:

Lots 1 through 39, Block 1; Lots 1 through 21, Block 2; Lots 1 through 59, Block 3; Lots 1 through 27, Block 4; Lots 1 through 31, Block 5; Lots 1 through 20, Block 6 of the Final Plat of Arroyo Ranch Phase I, a subdivision located in the City of Seguin, Guadalupe County, Texas, according to the map or plat recorded as Document No. 201999023503 in the Official Public Records of Guadalupe County, Texas;

Lots 1 through 24, Block 1; Lots 1 through 46, Block 2; Lots 1 through 45, Block 3; Lots 1 through 36, Block 4; Lots 1 through 40, Block 5; Lots 1 through 17, Block 6; and Lots 1 through 2, Block 7 of the Final Plat of Arroyo Ranch Phase II, a subdivision located in the City of Seguin, Guadalupe County, Texas, according to the map or plat recorded as Document No. 202199002754 in the Official Public Records of Guadalupe County, Texas;

Lots 116 through 153, Block 5; Lots 1 through 18, Block 10, and Lots 1 and 2, Block 11, of Arroyo Ranch Phase III, a subdivision in Guadalupe County, Texas, according the plat recorded as Document No. 202299018179, Official Public Records of Guadalupe County, Texas; and

any additional lands made subject to that certain Declaration of Covenants, Conditions and Restrictions for Arroyo Ranch, recorded under Document No. 201999023516, Official Public Records of Guadalupe County, Texas, as amended (collectively, the "**Declaration**"), by recording a notice of addition of land in the Official Public Records of Guadalupe 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.

ARROYO RANCH RESIDENTIAL COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

5. The name and mailing address of the Association: Arroyo Ranch Residential Community, Inc., c/o The Management Trust, 9111 Jollyville Road, Suite 275, Austin, Texas 78759.

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

Name: Arroyo Ranch Residential Community, Inc.  
c/o The Management Trust  
Attn: Escrow Department  
Mailing Address: 9111 Jollyville Road, Suite 275, Austin, Texas 78759  
Telephone Number: (714) 285-2626  
Email Address: escrowdepartment@managementtrust.com

7. Website to access the Association's dedicatory instruments: my.managementtrust.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 - \$360.00

Transfer Fee - \$200.00

Resale Certificate Fee - \$360.00

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

[SIGNATURE PAGE FOLLOWS]

ARROYO RANCH RESIDENTIAL COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

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

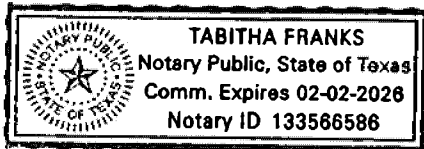
ARROYO RANCH RESIDENTIAL COMMUNITY, INC.,  
a Texas non-profit corporation

By: Holly Skeen  
Name: Holly Skeen  
Title: Manager

STATE OF TEXAS §  
COUNTY OF Travis §

This instrument was acknowledged before me this 18 day of November, 2024 by Holly Skeen, Manager of Arroyo Ranch Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Tabitha Franks  
Notary Public Signature

AFTER RECORDING RETURN TO:  
ALEX VALDES, ESQ.  
WINSTEAD PC  
600 W. 5<sup>TH</sup> STREET, SUITE 900  
AUSTIN, TEXAS 78701  
EMAIL: AVALDES@WINSTEAD.COM

ARROYO RANCH RESIDENTIAL COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

EXHIBIT "A"

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Arroyo Ranch, recorded as Document No. 201999023516, Official Public Records of Guadalupe County, Texas.
  - a. First Amendment, Ratification, and Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Arroyo Ranch, recorded as Document No. 202199002992, Official Public Records of Guadalupe County, Texas.
  - b. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Arroyo Ranch, recorded as Document No. 202199037219, Official Public Records of Guadalupe County, Texas.
  - c. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Arroyo Ranch, recorded as Document No. 202299021315, Official Public Records of Guadalupe County, Texas.
  - d. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions and Notice of Addition of Land for Arroyo Ranch, recorded as Document No. 202399008810, Official Public Records of Guadalupe County, Texas.
  - e. Fifth Amendment to Declaration of Covenants, Conditions and Restrictions and Notice of Addition of Land for Arroyo Ranch, recorded as Document No. 202399031041, Official Public Records of Guadalupe County, Texas.
2. Arroyo Ranch – Community Manual, recorded as Document No. 201999024879, Official Public Records of Guadalupe County, Texas
  - a. Arroyo Ranch First Supplement to Community Manual, recorded as Document No. 202199014748, Official Public Records of Guadalupe County, Texas.
  - b. Arroyo Ranch Second Amendment and Supplement to Community Manual, recorded as Document No. 202199039711, Official Public Records of Guadalupe County, Texas.
  - c. Arroyo Ranch Third Supplement to Community Manual, recorded as Document No. 202499008723, Official Public Records of Guadalupe County, Texas
3. Arroyo Ranch – Adoption of Working Capital Assessment, recorded as Document No. 201999024880, Official Public Records of Guadalupe County, Texas.

EXHIBIT "A"

ARROYO RANCH RESIDENTIAL COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

This page has been added by the submitter for the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

202499030150

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
12/09/2024 02:55:03 PM PAGES: 5 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*