

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
POA ROYAL OAK ESTATES, INC.

The undersigned, being an officer of POA Royal Oak Estates, 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 THAT CERTAIN POA ROYAL OAK ESTATES, INC. HOA MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NOS. 20150174370 AND 20230093501 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.**

1. The name of the subdivision: Royal Oak Estates.
2. The name of the Association: POA Royal Oak Estates, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit “A” to that certain Declaration of Covenants, Conditions and Restrictions for Royal Oak Estates, recorded as Doc. No. 20150136773, Official Public Records of Bexar County, Texas.
4. The recording data for the Declaration with any amendments and/or supplements to the Covenant: 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 POA Royal Oak Estates, Inc., c/o Aquity Management Group, 1308 E Common St. Ste. 250, New Braunfels, TX 78130.
6. The name, mailing address, telephone number, and email address of the person managing the Association:  
  
Name: POA Royal Oak Estates, Inc., c/o Aquity Management Group  
Mailing Address: 1308 E Common St. Ste. 250, New Braunfels, TX 78130  
Attn.: Lauren Clifton  
Telephone Number: 830-719-4264  
Email Address: [info@acmimgmt.com](mailto:info@acmimgmt.com)
7. Website to access the Association’s dedicatory instruments:  
[www.aquitymanagementgroup.com](http://www.aquitymanagementgroup.com)

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

Transfer Fee - \$450.00

Resale Certificate Fee - \$350.00

Refinance Fee - \$150.00

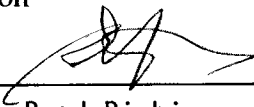
Statement of Account - \$300.00

*[SIGNATURE PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

POA ROYAL OAK ESTATES, INC., a Texas nonprofit corporation

By: 

Name: Brad Richie

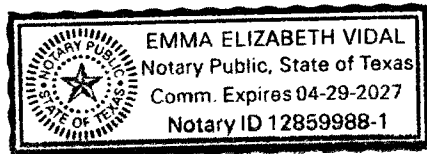
Title: Director

STATE OF TEXAS §

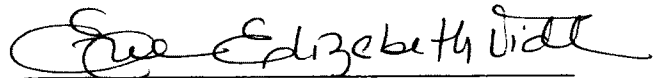
§

COUNTY OF BEXAR §

This instrument was acknowledged before me this 9 day of February, 2024  
by Brad Richie, Director of POA Royal Oak Estates, Inc., a Texas nonprofit corporation,  
on behalf of said nonprofit corporation.



[SEAL]



Notary Public Signature

**AFTER RECORDING RETURN TO:**

**WINSTEAD PC**

**401 Congress Avenue, Suite 2100**

**Austin, Texas 78701**

**avaldes@winstead.com**

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Royal Oak Estates, recorded as Doc. No. 20150136773, Official Public Records of Bexar County, Texas.
2. Supplemental Declaration for Royal Oak Estates, recorded as Doc. No. 20180128928, Official Public Records of Bexar County, Texas.

EXHIBIT "A"

POA ROYAL OAK ESTATES, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20240026492  
**Recorded Date:** February 14, 2024  
**Recorded Time:** 10:38 AM  
**Total Pages:** 5  
**Total Fees:** \$37.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 2/14/2024 10:38 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk