

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

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR BROOKMILL RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED AS DOCUMENT NO. 20230206277, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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

1. The name of the subdivision: Brookmill.
2. The name of the Association: Brookmill Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, made subject to that certain Brookmill Amended and Restated Master Covenant [Residential], recorded as Document No. 20230205890 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments to the Covenant: See Exhibit "A"
5. The name and mailing address of the Association: Brookmill Residential Community, Inc., c/o CCMC, 8360 E. Via De Ventura, Suite L100, Scottsdale, AZ 85258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Capital Consultant Management Company (CCMC)

Attn: Community Manager

Mailing Address: 8360 E. Via De Ventura, Suite L100, Scottsdale, AZ 85258

Telephone Number: 480-921-7500

Email Address: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:
<https://www.lifeatbrookmill.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 - \$900.00

Refinance/Lien Estoppel - \$200 per transaction.

Resale Disclosure/Lien Estoppel - \$375 per package (\$50 per lot for Developer to Builder).

Resale Disclosure Update - \$75.00

Returned Payment Fee - \$30.00 for each returned item.

Lender Questionnaire:

\$200.00 per questionnaire (standard format).

\$300.00 per questionnaire (custom format).

Resale Trustee/Lender Sale - \$375.00 per transaction.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

**BROOKMILL RESIDENTIAL COMMUNITY,
INC.,** a Texas non-profit corporation

By: *Staci Miller*
Name: *Staci Miller*
Title: *Chief Financial Officer (CFO)*

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

This instrument was acknowledged before me this 18th day of December, 2024 by
Staci Miller, *CFO* of Brookmill Residential Community, Inc., a Texas
non-profit corporation, on behalf of said non-profit corporation.



Randa Bly Deuser
Notary Public Signature
Randa Bly Deuser

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Brookmill Master Covenant [Residential], recorded as Document No. 20230192163 in the Official Public Records of Bexar County, Texas.
 - a. Brookmill Amended and Restated Master Covenant [Residential], recorded as Document No. 20230205890 in the Official Public Records of Bexar County, Texas.
2. Brookmill Development Area Declaration [Residential], recorded as Document No. 20230192399 in the Official Public Records of Bexar County, Texas.
 - a. Brookmill Amended and Restated Development Area Declaration [Residential], recorded as Document No. 20230206057 in the Official Public Records of Bexar County, Texas.
3. Brookmill Adoption of Working Capital Assessment [Residential], recorded as Document No. 20230192575 in the Official Public Records of Bexar County, Texas.
 - a. Brookmill Amended and Restated Adoption of Working Capital Assessment [Residential], recorded as Document No. 20230206071 in the Official Public Records of Bexar County, Texas
4. Brookmill Community Manual [Residential], recorded as Document No. 20230206102 in the Official Public Records of Bexar County, Texas.
5. Brookmill Notice of Applicability [Residential] [Units 1A and 4], recorded as Document No. 20230206214 in the Official Public Records of Bexar County, Texas.
6. Brookmill Notice of Applicability [Residential] [Units 1B, 2A, 2B and 3A], recorded as Document No. 20240199662 in the Official Public Records of Bexar County, Texas.

File Information

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

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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: 12/19/2024 4:09 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk