

After recording return to:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com



THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SALERNO RESIDENTIAL COMMUNITY, INC.

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

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR THE ASSOCIATION, INCLUDING BUT NOT LIMITED TO DOCUMENT NOS. 2021110075, 2023053652 AND 2023057284 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

1. The name of the subdivision: Salerno.
2. The name of the association: Salerno Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Williamson County, Texas, made subject to that certain Salerno Master Covenant [Residential], recorded as Document No. 2021106161, in the Official Public Records of Williamson County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements related thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Salerno Residential Community, Inc., c/o Colby Property Management, 205 Paloma Dr., Temple, Texas 76502, Attn: Glen Colby
6. The name, mailing address, telephone number, email address of the person managing the association:

Name:	Colby Property Management,
Mailing Address:	205 Paloma Dr., Temple, Texas 76502, Attn: Glen Colby,
Telephone Number::	(254) 760-0665
Email Address:	<u>Manager@Colby.HOA.com.</u>

7. Website to access the association's dedicatory instruments: <http://salernohoa.com/>
8. Amount and description of fees related to property transfer in the subdivision: The amount of the Working Capital Assessment is \$300.00 The Association resale certificate fee is \$285.00. The Association transfer fee is \$165.00. The Association resale certificate fee and transfer fee cover all

costs that the Association incurs when transferring ownership records from the seller to the buyer(s).

This Certificate is effective as of the 21 day of June, 20234

SALERNO RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: _____

Name: _____

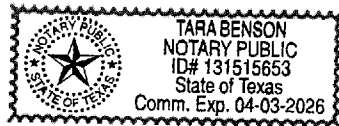
Title: _____

John E. Zimmerman
6/21/2024
Vice President

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on 21 day of June, 20234 by John Zimmerman the Vice President of Salerno Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Tara Benson
Notary Public Signature

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
SALERNO RESIDENTIAL COMMUNITY, INC.

EXHIBIT "A"**RECORDING DATA FOR THE GOVERNANCE DOCUMENTS**

1. Salerno Master Covenant [Residential], recorded July 15, 2021 as Document No. 2021106161, Official Public Records of Williamson County, Texas.
2. Salerno Development Area Declaration [Residential], recorded July 20, 2021 as Document No. 2021108758, Official Public Records of Williamson County, Texas.
3. Salerno Adoption of Working: Capital Assessment [Residential], recorded July 20, 2021 as Document No. 2021108759, Official Public Records of Williamson County, Texas.
4. Salerno Notice of Applicability [Residential] [Phase 1], recorded July 21, 2021 as Document No. 2021108990, Official Public Records of Williamson County, Texas.
5. Salerno Community Manual, recorded July 22, 2021 as Document No. 2021109669, Official Public Records of Williamson County, Texas.
6. Salerno Notice of Designation of Common Area [Retaining Walls], recorded October 15, 2021 as Document No. 2021158013, Official Public Records of Williamson County, Texas.
7. First Amendment to Salerno Development Area Declaration [Residential], recorded October 19, 2021 as Document No. 2021159930, Official Public Records of Williamson County, Texas.
8. Salerno Notice of Designation of Common Area [Retaining Walls], recorded October 19, 2021 as Document No. 2021159473, Official Public Records of Williamson County, Texas.
9. First Supplement to Salerno Community Manual, recorded November 12, 2021 as Document No. 2021173190, Official Public Records of Williamson County, Texas.
10. Salerno Notice of Applicability [Residential] [Phases 2 and 3], recorded December 3, 2021 as Document No. 2021184072, Official Public Records of Williamson County, Texas.
11. Salerno Notice of Applicability [Residential] [Phases 4, 6, and 8], recorded October 28, 2022 as Document No. 2022122586, Official Public Records of Williamson County, Texas.
12. Salerno Notice of Applicability [Residential] [Phases 5 and 14], recorded November 10, 2022 as Document No. 2022126612, Official Public Records of Williamson County, Texas.
13. Salerno Notice of Applicability [Residential] [Phases 7, 11, and 15], recorded April 10, 2023 as Document No. 2023027920, Official Public Records of Williamson County, Texas.
14. Second Supplement to Salerno Community Manual, recorded May 19, 2023 as Document No. 2023040614, Official Public Records of Williamson County, Texas.
15. Third Supplement to Salerno Community Manual, recorded July 12, 2023 as Document No. 2023057249, Official Public Records of Williamson County, Texas.

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
SALERNO RESIDENTIAL COMMUNITY, INC.

16. Salerno Notice of Easement and Designation of Common Area [Landscaping], recorded June 29, 2023 as Document No. 2023053566, Official Public Records of Williamson County, Texas.
17. Salerno Notice of Applicability [Residential] [Phases 9, 10, and 16], recorded May 30, 2024 as Document No. 2024042964, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024049842

Pages: 5 Fee: \$37.00

06/24/2024 04:02 PM

MGOLDEN



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas