

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SAPPHIRE GROVE COMMUNITY ASSOCIATION, INC.

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF SAPPHIRE GROVE COMMUNITY ASSOCIATION, INC., RECORDED AS DOCUMENT NOS. 20240049027 AND 20240233535 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR SAPPHIRE GROVE COMMUNITY ASSOCIATION, INC. IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

The undersigned, being an officer of Sapphire Grove Community Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sapphire Grove.
2. The name of the Association: Sapphire Grove Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Bexar County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Sapphire Grove, recorded under Document No. 20230220735 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments thereto: See "Exhibit A"
5. The name and mailing address of the Association: Sapphire Grove Community Association, Inc., c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Capital Consultant Management Company (CCMC)
Mailing Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024
Attn: Community Manager
Telephone Number: (469) 246-3500
Email Address: ccmctx@ccmcnet.com

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7. Website to access the Association's dedicatory instruments:
<http://sapphiregrovelife.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 - \$1,320.00

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

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

Lender Questionnaire:

\$200.00 per questionnaire (standard format).

\$300.00 per questionnaire (custom format).

Refinance/Lien Estoppel - \$200.00 per transaction.

Resale Disclosure/Lien Estoppel - \$375.00 per lot (\$50 per lot for Developer to Builder).

Resale Disclosure Update - \$75.00

[SIGNATURE PAGE FOLLOWS]

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ACKNOWLEDGEMENT

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

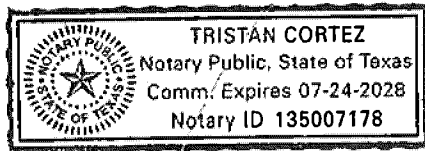
**SAPPHIRE GROVE COMMUNITY
ASSOCIATION, INC.,** a Texas non-profit
corporation

By: [Signature]
Name: Richard Mott
Title: Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me this 6th day of May, 2025
by Richard Mott, Authorized of Sapphire Grove Community Association, Inc., a
Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

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

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EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Sapphire Grove, recorded under Document No. 20230220735 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time.
 - A. First Amendment to Declaration of Covenants, Conditions and Restrictions for Sapphire Grove, recorded under Document No. 20250008534 in the Official Public Records of Bexar County, Texas.
2. Sapphire Grove Community Manual, recorded under Document No. 20230221013 in the Official Public Records of Bexar County, Texas, as the same may be amended and supplemented from time to time.
3. Sapphire Grove Adoption of Working Capital Assessment, recorded under Document No. 20240045304 in the Official Public Records of Bexar County, Texas.
4. Declarant Removal and Appointment of Directors and Officers for Sapphire Grove Community Association, Inc., recorded under Document No. 20240121102 in the Official Public Records of Bexar County, Texas.
5. Sapphire Grove Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions [Adding Phases 2A, 3A and 3B], recorded as Document No. 20240128473, Official Public Records of Bexar County, Texas.
6. Sapphire Grove Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions [Adding Phases 1B], recorded as Document No. 20250081468, Official Public Records of Bexar County, Texas.

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File Information

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

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

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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: 5/7/2025 10:49 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk