


MARY LOUISE NICHOLSON
COUNTY CLERK

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
ROSEWOOD AT BELTMILL RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Rosewood at Beltmill Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF ROSEWOOD AT BELTMILL RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. D223092543, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Rosewood at Beltmill.
2. The name of the Association: Rosewood at Beltmill Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Rosewood at Beltmill, recorded under Document No. D223091880 in the Official Public Records of Tarrant County, Texas, as may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Rosewood at Beltmill Residential Community, Inc., c/o VCM, Inc., 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Rosewood at Beltmill Residential Community, Inc. c/o VCM, Inc.
Mailing Address:	5757 Alpha Road, Suite 680, Dallas, Texas 75240
Attn:	Amber Anderson
Telephone Number:	972-612-2303
Email Address:	<u>vcminfo@vcmtexas.com</u>

7. Website to access the Association's dedicatory instruments:
<https://vcmbbridge.nabrnetwork.com/home.php>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00 – New Home Owner only

Reserve Fund Contribution - \$500.00 – New Home Owner and Resale Owner

Transfer Fee - \$175.00

Resale Certificate Fee - \$340.00

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

[SIGNATURE PAGE FOLLOWS]

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

**ROSEWOOD AT BELTMILL RESIDENTIAL
COMMUNITY, INC.,**
a Texas nonprofit corporation

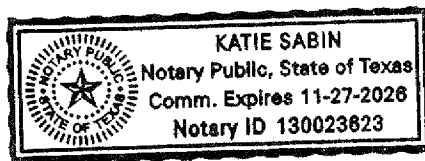
By: [Signature]
Name: Justin Basworth
Title: Director

STATE OF TEXAS §

COUNTY OF Tarrant §

This instrument was acknowledged before me on the 18 day of December
2023 by Justin Basworth, the Director of
Rosewood at Beltmill Residential Community, Inc., a Texas nonprofit corporation, on behalf of
said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

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

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Rosewood at Beltmill, recorded under Document No. D223091880 in the Official Public Records of Tarrant County, Texas, as may be amended from time to time.
2. Rosewood at Beltmill Community Manual, recorded under Document No. D223092132 in the Official Public Records of Tarrant County, Texas.
 - (a) Rosewood at Beltmill First Supplement to Community Manual, recorded under Document No. D223224592 in the Official Public Records of Tarrant County, Texas.
3. Rosewood at Beltmill Adoption of Working Capital Assessment, recorded under Document No. D223092242 in the Official Public Records of Tarrant County, Texas.
4. Rosewood at Beltmill Adoption of Reserve Fund Contribution, recorded under Document No. D223092241 in the Official Public Records of Tarrant County, Texas.
5. Rosewood at Beltmill Notice of Plat Recordation [Cedarbrook], recorded under Document No. D223224593 in the Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

ROSEWOOD AT BELTMILL RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE