

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
CLAY STREET COMMONS COMMUNITY, INC.

The undersigned, being an officer of Clay Street Commons Community, Inc. (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: Clay Street Commons.
2. The name of the Association: Clay Street Commons Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Clay Street Commons Community, Inc., c/o FirstService Residential, 3424 Paesanos Pkwy, Suite 100, Shavano Park, Texas 78231.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential
Attn: Community Manager
Mailing Address: 3424 Paesanos Pkwy, Suite 100, Shavano Park, Texas 78231
Telephone Number: (210) 829-7202
Email Address: sanantonio@fsresidential.com

7. Website to access the Association's dedicatory instruments:
<https://claystreetcommons.connectresident.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 - \$300.00.

Transfer Fee - \$340.00.

HOA Questionnaire - \$250.00.

Loan Estimate Questionnaire (single family) - \$100.00.

Reverse Mortgage Account Verification - \$150.00.

Resale Disclosure Package:

6-10 days: \$375.00.

3-5 days: \$450.00.

1-2 days: \$500.00.

Update: \$75.00 (within 60 days of original request).

Refinance Certificate Fee:

6-10 days: \$150.00.

3-5 days: \$225.00.

1-2 days: \$275.00.

For fees related to expedited delivery, updates, or questionnaire responses, please contact the management company for additional information.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

CLAY STREET COMMONS COMMUNITY,
INC., a Texas non-profit corporation

By: K. Rose-Lapp

Name: Kristie Rose-Lapp

Title: President

STATE OF TEXAS

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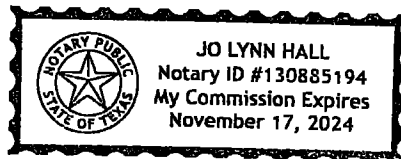
COUNTY OF Bexar

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This instrument was acknowledged before me this 1 day of October, 2021
by Kristie Rose-Lapp, President of Clay Street Commons Community, Inc., a Texas
non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

WINSTEAD PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

avalde@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Clay Street Commons – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20170229216, Official Public Records of Bexar County, Texas.
2. Clay Street Commons – Adoption of Working Capital Assessment, recorded as Document No. 20170229797, Official Public Records of Bexar County, Texas.
3. Clay Street Commons – Community Manual, recorded as Document No. 20170229799, Official Public Records of Bexar County, Texas.
4. Clay Street Commons – Declarant Removal and Appointment of Director, recorded as Document No. 20180156207, Official Public Records of Bexar County, Texas.
5. Clay Street Commons – First Supplement to the Community Manual [Parking Policy], recorded as Document No. 20230118237, Official Public Records of Bexar County, Texas.
6. Clay Street Commons – Community Manual [Amended – 2023], recorded as Document No. 20230204678, Official Public Records of Bexar County, Texas.
7. Clay Street Commons – First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20230208563, 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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**** 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: 10/2/2024 3:55 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk