

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

January 24, 2024 09:37:27 AM

FEE: \$49.00

MANAGEMENT CERT

202401066

AMENDED AND RESTATED
MANAGEMENT CERTIFICATE
OF
NEW COLONY RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of New Colony 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 its entirety that certain Management Certificate of New Colony Residential Community, Inc., recorded as Document No. 201809588 in the Official Public Records of Bastrop County, Texas.

1. The name of the subdivision: New Colony.
2. The name of the association: New Colony Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property out of Bastrop County, Texas, more particularly described on Exhibit A attached to that certain New Colony Master Covenant [Residential], recorded as Document No. 201809411, Official Public Records of Bastrop County, Texas (the "Covenant") and any property made subject to the Covenant by the recordation of a notice of addition of land.
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 thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: New Colony Residential Community, Inc., 368 Stephen F Austin Blvd, Bastrop, TX 78602.

6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: FirstService Residential
Attn: Peggy Spore
Mailing Address: 368 Stephen F Austin Blvd.
Bastrop, TX 78602
Telephone Number: 512.409.3044
Email Address: Peggy.Spore@fsresidential.com

7. Website to access the association's dedicatory instruments:
newcolonyassociation.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 - \$500.00

Community Enhancement Fee – Equal to the Transfer Price multiplied by 0.50%

Transfer Fee - \$350.00

Resale Certificate Fee - \$375.00

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.

NEW COLONY RESIDENTIAL COMMUNITY, INC., a
Texas non-profit corporation

By: Kristie Rapp

Name: Kristie Rapp

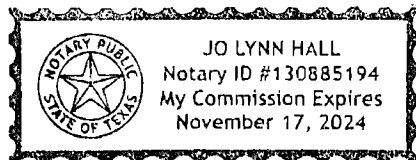
Title: President

THE STATE OF TEXAS §

COUNTY OF Bastrop §

This instrument was acknowledged before me on the 28 day of December 2023,
by Kristie Rapp the President of New Colony Residential Community, 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
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. New Colony Master Covenant [Residential], recorded as Document No. 201809411, Official Public Records of Bastrop County, Texas.
2. New Colony Adoption of Working Capital Assessment, recorded as Document No. 201809572, Official Public Records of Bastrop County, Texas.
3. New Colony Community Enhancement Covenant [Residential], recorded as Document No. 201809571, Official Public Records of Bastrop County, Texas.
4. New Colony Community Manual, recorded as Document No. 201809569, Official Public Records of Bastrop County, Texas.
5. New Colony Development Area Declaration [Residential], recorded as Document No. 201809570, Official Public Records of Bastrop County, Texas.
6. New Colony Development Area Declaration [Townhomes], recorded as Document No. 201816281, Official Public Records of Bastrop County, Texas.
7. New Colony Notice of Applicability MUD 1A, Section 1, Phase A [Residential], recorded as Document No. 201816289, Official Public Records of Bastrop County, Texas.
8. New Colony Notice of Applicability MUD 1A, Section 2A [Townhomes], recorded as Document No. 201816317, Official Public Records of Bastrop County, Texas.
9. New Colony Notice of Applicability MUD 1A, Section 3, Phase A [Residential], recorded as Document No. 201911800, Official Public Records of Bastrop County, Texas.
10. New Colony Homebuilder Design Guidelines, recorded as Document No. 201912598, Official Public Records of Bastrop County, Texas.
11. New Colony Notice of Applicability MUD 1A, Section 2B [Townhomes], recorded as Document No. 201912840, Official Public Records of Bastrop County, Texas.
12. Deed Without Warranty MUD 1A, Section 2B [Townhomes], recorded as Document No. 201912840, Official Public Records of Bastrop County, Texas.
13. Deed Without Warranty MUD 1A, Sections 1 and 3A [Residential], recorded as Document No. 201912846, Official Public Records of Bastrop County, Texas.
14. New Colony Notice of Applicability MUD 1A, Section 1, Phase B [Residential], recorded as Document No. 201916761, Official Public Records of Bastrop County, Texas.
15. New Colony Notice of Withdrawal of Land, recorded as Document No. 202009977, Official Public Records of Bastrop County, Texas.

16. New Colony First Amendment Homebuilder Design Guidelines, recorded as Document No. 202009978, Official Public Records of Bastrop County, Texas.
17. New Colony First Amendment to Development Area Declaration [Residential], recorded as Document No. 202010182, Official Public Records of Bastrop County, Texas.
18. New Colony Notice of Designation of Special Common Area MUD 1A, Section 3, Phase A, recorded as Document No. 202017224, Official Public Records of Bastrop County, Texas.
19. Deed Without Warranty (Lot 233, Block D, Colony MUD 1A, Section 3, Phase A), recorded as Document No. 202017225, Official Public Records of Bastrop County, Texas.
20. New Colony Amended and Restated Notice of Applicability MUD 1A, Sections 2A and 2B [Townhomes and Residential], recorded as Document No. 202101506, Official Public Records of Bastrop County, Texas.
21. New Colony Notice of Applicability MUD 1A, Section 3, Phase B [Residential], recorded as Document No. 202107012, Official Public Records of Bastrop County, Texas
22. New Colony Notice of Applicability MUD 1B, Sections 1, 2 and 3 [Residential], recorded as Document No. 202107013, Official Public Records of Bastrop County, Texas.
23. Deed Without Warranty (Lot A, The Colony MUD 1A-West Amenity Site), recorded as Document No. 202110826, Official Public Records of Bastrop County, Texas.
24. New Colony Development Area Declaration [New Colony MUD 1B School Site], recorded as Document No. 202121948, Official Public Records of Bastrop County, Texas
25. New Colony Notice of Applicability [New Colony MUD 1B School Site], recorded as Document No. 202121944, Official Public Records of Bastrop County, Texas.
26. New Colony Second Amendment Homebuilder Design Guidelines, recorded as Document No. 202124099, Official Public Records of Bastrop County, Texas.
27. New Colony Notice of Applicability MUD 1B, Sections 4, 5 and 6 [Residential], recorded as Document No. 202125560, Official Public Records of Bastrop County, Texas.
28. New Colony Notice of Applicability MUD 1C, Sections 1, 2, 3, 4 and 5 [Residential], recorded as Document No. 202125559, Official Public Records of Bastrop County, Texas.
29. New Colony Notice of Applicability MUD 1F, Section 1 [Residential], recorded as Document No. 202202387, Official Public Records of Bastrop County, Texas
30. New Colony Notice of Applicability MUD 1E, Section 2B [Residential], recorded as Document No. 202210581, Official Public Records of Bastrop County, Texas.
31. New Colony Architectural Plan Approval [New Colony MUD 1B – School Site], recorded as Document No. 202213613, Official Public Records of Bastrop County, Texas, as corrected by that Non-Material Correction Instrument, recorded as Document No. 202213679, Official Public Records of

Bastrop, Texas.

32. New Colony Third Amendment to Homebuilder Design Guidelines, recorded as Document No. 202217173, Official Public Records of Bastrop County, Texas.
33. New Colony Notice of Applicability MUD 1C, Sections 6 and 7 [Residential], recorded as Document No. 202223419, Official Public Records of Bastrop County, Texas.
34. New Colony Notice of Withdrawal of Land MUD 1E, Section 2, Phase B [Residential], recorded as Document No. 202223420, Official Public Records of Bastrop County, Texas.
35. New Colony Notice of Applicability MUD 1C, Section 8 [Residential], recorded as Document No. 202223953, Official Public Records of Bastrop County, Texas.
36. Deed Without Warranty MUD 1A, Sections 1, Phase A [Residential], recorded as Document No. 202225126, Official Public Records of Bastrop County, Texas.
37. Deed Without Warranty MUD 1A, Sections 1, Phase B [Residential], recorded as Document No. 202225134, Official Public Records of Bastrop County, Texas.
38. Deed Without Warranty MUD 1A, Section 2A [Residential], recorded as Document No. 202225136, Official Public Records of Bastrop County, Texas.
39. Deed Without Warranty MUD 1A, Section 3. Phase B [Residential], recorded as Document No. 202225137, Official Public Records of Bastrop County, Texas.
40. Deed Without Warranty MUD 1B, Section 1 [Residential], recorded as Document No. 202225138, Official Public Records of Bastrop County, Texas.
41. Deed Without Warranty MUD 1B, Section 2 [Residential], recorded as Document No. 202225139, Official Public Records of Bastrop County, Texas.
42. Deed Without Warranty MUD 1B, Section 6 [Residential], recorded as Document No. 202225140, Official Public Records of Bastrop County, Texas.
43. Deed Without Warranty MUD 1F, Section 1 [Residential], recorded as Document No. 202225141, Official Public Records of Bastrop County, Texas.
44. Deed Without Warranty MUD 1D, Section 1, Phase A [Residential], recorded as Document No. 202225144, Official Public Records of Bastrop County, Texas.
45. Deed Without Warranty MUD 1E, Section 2, Phase A [Residential], recorded as Document No. 202225145, Official Public Records of Bastrop County, Texas.
46. Deed Without Warranty MUD 1E, Section 2, Phase B [Residential], recorded as Document No. 202225146, Official Public Records of Bastrop County, Texas.
47. Deed Without Warranty MUD 1D, Section 1, Phase B [Residential], recorded as Document No. 202225147, Official Public Records of Bastrop County, Texas.

48. Deed Without Warranty MUD 1B, Section 4 [Residential], recorded as Document No. 202225150, Official Public Records of Bastrop County, Texas.
49. Deed Without Warranty MUD 1B, Section 3 [Residential], recorded as Document No. 202225159, Official Public Records of Bastrop County, Texas.
50. Deed Without Warranty MUD 1B, Section 5 [Residential], recorded as Document No. 202225160, Official Public Records of Bastrop County, Texas.
51. Deed Without Warranty 1.025 Acre Tract [Residential], recorded as Document No. 202300120, Official Public Records of Bastrop County, Texas.
52. New Colony First Amendment to Development Area Declaration [Townhomes], recorded as Document No. 202300705, Official Public Records of Bastrop County, Texas.
53. New Colony Second Amendment to Development Area Declaration [Residential], recorded as Document No. 202300706, Official Public Records of Bastrop County, Texas.
54. New Colony Second Amendment to Development Area Declaration [Townhomes], recorded as Document No. 202303084, Official Public Records of Bastrop County, Texas.
55. New Colony Fourth Amendment Homebuilder Design Guidelines, recorded as Document No. 202303085, Official Public Records of Bastrop County, Texas.
56. New Colony Third Amendment to Development Area Declaration [Residential], recorded as Document No. 202303610, Official Public Records of Bastrop County, Texas.
57. Deed Without Warranty MUD 1A, Section 3, Phase B [Residential], recorded as Document No. 202307612, Official Public Records of Bastrop County, Texas.
58. New Colony Notice of Designation of Common Area 5.119-acre tract [Residential], recorded as Document No. 202316634, Official Public Records of Bastrop County, Texas.