

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
CRESCENT HILLS COMMUNITY ASSOCIATION, INC.

THIS DOCUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF CRESCENT HILLS COMMUNITY ASSOCIATION, INC., RECORDED UNDER DOCUMENT NO. 20220092758, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

The undersigned, being an officer of Crescent Hills Community Association, 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: Crescent Hills.
2. The name of the Association: Crescent Hills Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: The property described on Exhibit "A" of the declaration, as described on Exhibit "A" attached hereto, including without limitation, Lots 1 through 35, Block 74; Lots 1 through 3 and 27 through 29, Block 75; Lots 1 through 3 and 40 through 42, Block 76; Lots 1 through 10, Block 77; Lots 1 and 2, Block 78; Lots 1 through 52, Block 79; Lots 1 through 101, Block 80; Lots 1 through 8, Block 81; and Lots 1 through 18, Block 85, Crescent Hills Phase 1, a subdivision located in Bexar County, Texas according to the map or plat recorded in Volume 20002, Pages 1418 through 1423, in the Official Public Records of Bexar County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration 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: Crescent Hills Community Association, Inc., c/o Real Manage, Attn: Carolyn Thacker, Crescent Hills, P.O. Box 803555, Dallas, TX 75380-355.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Real Manage
Attn:	Carolyn Thacker
Mailing Address:	P.O. Box 803555, Dallas, TX 75380-355
Telephone Number:	866-473-2573
Email Address:	branch.sanantonio@realmanage.com
7. Website to access the Association's dedicatory instruments:  
[www.realmanage.com/closingportal](http://www.realmanage.com/closingportal)

CRESCENT HILLS COMMUNITY ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$400.00.


Transfer Fee - \$325.00.

Resale Certificate Fee - \$375.00

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

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

**CRESCENT HILLS COMMUNITY ASSOCIATION, INC.,**  
a Texas non-profit corporation

By:   
Name: Richard Mott  
Title: President

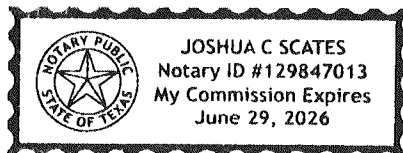
STATE OF TEXAS §

§

COUNTY OF Bexar §

This instrument was acknowledged before me this 29 day of August, 2022 by Richard Mott, President of Crescent Hills Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

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

CRESCENT HILLS COMMUNITY ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Crescent Hills, recorded as Document No. 20220087401, Official Public Records of Bexar County, Texas.
2. Crescent Hills Adoption of Working Capital Assessment, recorded as Document No. 20220089181, Official Public Records of Bexar County, Texas.
3. Crescent Hills Community Manual, recorded as Document No. 20220088407, Official Public Records of Bexar County, Texas.
  - a. Crescent Hills Supplement to Community Manual, recorded as Document No. 20230170586, Official Public Records of Bexar County, Texas.
4. Crescent Hills Notice of Plat Recordation [Phase 1], recorded as Document No. 20220087626, Official Public Records of Bexar County, Texas.
5. Deed Without Warranty [Phase 1], recorded as Document No. 20220089183, Official Public Records of Bexar County, Texas.
6. Crescent Hills Notice of Plat Recordation [Unit 2&3], recorded as Document No. 20230072777, Official Public Records of Bexar County, Texas.
7. Deed Without Warranty [Unit 2&3], recorded as Document No. 20230072868, Official Public Records of Bexar County, Texas.

**File Information**

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

**Document Number:** 20230170752  
**Recorded Date:** September 14, 2023  
**Recorded Time:** 2:53 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

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

**\*\* Do Not Remove \*\***

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: 9/14/2023 2:53 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk