

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
COBALT CANYON RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Cobalt Canyon 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 Cobalt Canyon Residential Community, Inc., recorded as Document No. 20200103720, in the Official Public Records of Bexar County, Texas.

1. The name of the subdivision: Cobalt Canyon.
2. The name of the association: Cobalt Canyon Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Cobalt Canyon recorded under Document No. 20200103324, 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 Cobalt Canyon Residential Community, Inc., c/o VCM, Inc., 5757 Alpha Rd Ste. 680, Dallas, TX 75240.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Amber Anderson
Mailing Address:	5757 Alpha Rd Ste. 680, Dallas, TX 75240
Telephone Number:	972-612-2303
Email Address:	vcminfo@vcmtexas.com
7. Website to access the association's dedicatory instruments: www.cobaltcanyon.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 - \$250.00.

Transfer Fee - \$150.00.

COBALT CANYON RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

Resale Certificate Fee - \$350.00.

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.

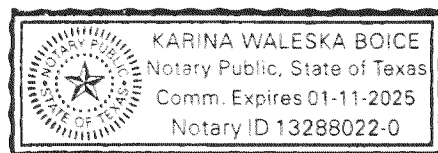
COBALT CANYON RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: [Signature]
Printed Name: Stacey Pye
Title: President

STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me this 13 day of October, 2021 by Stacey Pye, President of Cobalt Canyon 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
rburton@winstead.com

COBALT CANYON RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions, and Restrictions for Cobalt Canyon, recorded as Document No. 20200103324, in the Official Public Records of Bexar County, Texas.
2. Cobalt Canyon Community Manual, recorded as Document No. 20200103718, in the Official Public Records of Bexar County, Texas.
3. Cobalt Canyon Adoption of Working Capital Assessment, recorded as Document No. 20200103719, in the Official Public Records of Bexar County, Texas.
4. Cobalt Canyon Notice of Plat Recordation [Unit 1], recorded as Document No. 20200103721, in the Official Public Records of Bexar County, Texas.
5. Cobalt Canyon Notice of Plat Recordation [Unit 2], recorded as Document No. 20210114240, in the Official Public Records of Bexar County, Texas
6. First Supplement to Cobalt Canyon Community Manual, recorded as Document No. 20210251738, 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: 20210288035
Recorded Date: October 14, 2021
Recorded Time: 3:52 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: 10/14/2021 3:52 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk