



AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
VERSE COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of Verse Community Association, 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 ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR FIREFLY RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 2024-006508, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.

1. The name of the subdivision: Lockhart Farms Addition, Phase 2
2. The name of the association: Verse Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Caldwell County, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Verse, recorded as Document No. 2025-003262 in the Official Public Records of Caldwell County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association:

Verse Community Association, Inc.
c/o PMP Management
551 SIH 35, Suite 150
Round Rock, Texas 78664

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

Name: PMP Management
Attn: Joseph Rutherford
Mailing Address: 551 SIH 35, Suite 150
Round Rock, Texas 78664

Telephone Number: (512) 381-2919
Email Address: jrutherford@pmpmanage.com

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

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Working Capital Assessment - \$300

Transfer Fee - \$250

Resale Certificate Fee - \$375

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 28 day of April, 2025.

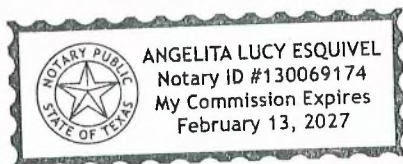
VERSE COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation

By: Jess Newson
Name: Jessica Thorsheim
Title: Director

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 28 day of April, 2025, by Jessica Thorsheim, the Director of Verse Community Association, Inc., a Texas nonprofit corporation, on behalf of said non-profit corporation.

[SEAL]



Angelita Esquivel
Notary Public Signature

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
600 W. 5th STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM

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ATTACHMENT 1

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Verse, recorded under Document No. 2025-003262, Official Public Records of Caldwell County, Texas.
2. Verse Amended and Restated Community Manual, recorded under Document No. 2025-003638, Official Public Records of Caldwell County, Texas.
3. Amended and Restated Adoption of Working Capital Assessment for Verse, recorded under Document No. 2025-003639, Official Public Records of Caldwell County, Texas.

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FILED AND RECORDED

Instrument Number: 2025-004612 Management Certificate

Filing and Recording Date: 06/20/2025 10:02:19 AM Pages: 5 Recording Fee: \$37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.



Caldwell County
Teresa Rodriguez, County Clerk
1703 S. Colorado St.
Box 1
Lockhart, TX 78644
512-398-1804

Receipt: 25-3862

Product	Name	Extended
MngmntCert	Management Certificate	\$37.00
	Pages	5
	Document #	2025-004612
	Document Info:	WINSTEAD PC
	No Heading	false
	Missing Address	false
Recording Fee - \$5 1st page, \$4 add pages		\$17.00
Records Management		\$10.00
Archival		\$10.00
Total		\$37.00
Tender (CHECK)		\$37.00
Name	WINSTEAD PC	
Check Number	10514	
Name	WINSTEAD PC	

Thank You for Your Business