

SECOND AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE  
OF  
AVENIDA RESIDENTIAL COMMUNITY, INC.

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED AS DOCUMENT NO. 20230028006 AND AS DOCUMENT NO. 20230160803 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

The undersigned, being an officer of Avenida Residential 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: Avenida.
2. The name of the Association: Avenida Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Bexar County, Texas, made subject to that certain Avenida Master Covenant [Residential], recorded under Document No. 20220088216, Official Public Records of Bexar County, Texas (the "**Covenant**"), pursuant to the recording of one or more Notices of Applicability.
4. The recording data for the Covenant and any amendments and/or supplements to thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association Avenida Residential Community, Inc., c/o Vision Communities Management, 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Avenida Residential Community, Inc., c/o Vision Communities Management
Attn.:	Amber Anderson
Mailing Address:	5757 Alpha Road, Suite 680, Dallas, Texas 75240
Telephone Number:	972-612-2303
Email Address:	vcminfo@vcmtexas.com

7. Website to access the Association's dedicatory instruments:

www.avenidahoa.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.

Transfer Fee - \$175.00

Resale Certificate Fee - \$340.00

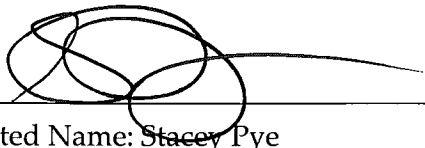
Community Enhancement Fee – 0.25% of the Transfer Price (as defined in the Community Enhancement Covenant, recorded in the Official Public Records of Bexar County, Texas).

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.

[SIGNATURE PAGE FOLLOWS]

AVENIDA RESIDENTIAL COMMUNITY, INC., a  
Texas nonprofit corporation

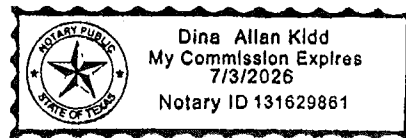
By:   
Printed Name: Stacey Pye  
Title: President

STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON       §

This instrument was acknowledged before me this 20 day of November, 2023  
by Stacey Pye, President of Avenida Residential Community, Inc., a Texas nonprofit  
corporation, on behalf of said nonprofit corporation.

[SEAL]

  
Notary Public Signature



AFTER RECORDING RETURN TO:  
Kristi E. Stotts, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
[kstotts@winstead.com](mailto:kstotts@winstead.com)

ATTACHMENT 1

**RECORDING DATA FOR THE COVENANT, DECLARATION  
AND RELATED DOCUMENTS**

1. Avenida Master Covenant [Residential], recorded as Document No. 20220088216, Official Public Records of Bexar County, Texas.
2. Avenida Development Area Declaration [Residential FR], recorded as Document No. 20220122245, Official Public Records of Bexar County, Texas.
3. Avenida Development Area Declaration [Residential], recorded as Document No. 20220090087, Official Public Records of Bexar County, Texas.
4. Avenida Community Manual, recorded as Document No. 20220090073, Official Public Records of Bexar County, Texas.
  - a. First Supplement to Avenida Community Manual, recorded as Document No. 20230160342, Official Public Records of Bexar County, Texas.
5. Avenida Community Enhancement Covenant [Residential], recorded as Document No. 20220090103, Official Public Records of Bexar County, Texas.
6. Avenida Adoption of Working Capital Assessment, recorded as Document No. 20220090079, Official Public Records of Bexar County, Texas.
7. Avenida Notice of Applicability [Residential FR], recorded as Document No. 20220126134, Official Public Records of Bexar County, Texas.
8. Avenida Notice of Applicability [Residential] recorded as Document No. 20230021825, Official Public Records of Bexar County, Texas.
9. Avenida Design Guidelines, recorded as Document No. 20230075398, Official Public Records of Bexar County, Texas.
  - a. First Amendment to Avenida Design Guidelines, recorded as Document No. 20230099243, Official Public Records of Bexar County, Texas.
  - b. Second Amendment to Avenida Design Guidelines, recorded as Document No. [20230213701], Official Public Records of Bexar County, Texas.

ATTACHMENT 1

AVENIDA RESIDENTIAL COMMUNITY, INC.  
AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

**File Information**

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

**Document Number:** 20230213882  
**Recorded Date:** November 22, 2023  
**Recorded Time:** 8:19 AM  
**Total Pages:** 5  
**Total Fees:** \$38.00

**\*\* 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: 11/22/2023 8:19 AM



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