

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TRAILS AT BRIGGS RANCH HOMEOWNERS' ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Trails at Briggs Ranch Homeowners' 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: Trails at Briggs Ranch.
2. The name of the Association: Trails at Briggs Ranch Homeowners' Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Trails at Briggs Ranch Homeowners' Association, Inc., c/o The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: The Neighborhood Company, LLC

Attn: Community Manager

Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132

Phone Number: 830.264.2454

Email Address: Info@NeighborhoodCo.com

7. Website for Dedicatory Instruments:
<https://neighborhoodco.com/community/trails-at-briggs-ranch/>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00.

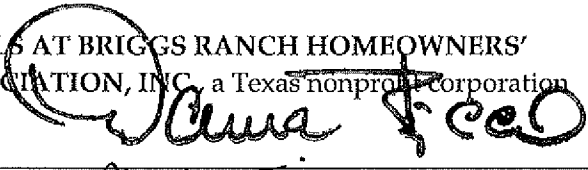
Transfer Fee: \$400.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

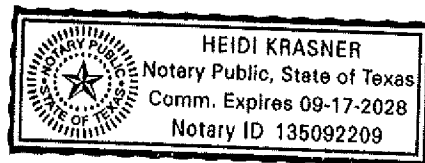
TRAILS AT BRIGGS RANCH HOMEOWNERS'
ASSOCIATION, INC., a Texas nonprofit corporation

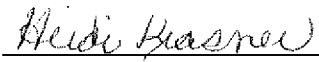
By: 
Name: LAURA FICCO
Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF Comal §

This instrument was acknowledged before me on the 26 day of December, 2024
by Laura Ficco, the managing agent of
TRAILS AT BRIGGS RANCH HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avalde@winstead.com

TRAILS AT BRIGGS RANCH HOMEOWNERS' ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. Trails at Briggs Ranch – Plat [Unit 1], recorded as Volume 9547, Page(s) 35-47, Official Public Records of Bexar County, Texas.
2. Trails at Briggs Ranch – Plat [Unit 2], recorded as Volume 9555, Page(s) 81-84, Official Public Records of Bexar County, Texas.
3. Trails at Briggs Ranch – Vacate, Replat [Unit 3A], recorded as Volume 9581, Page(s) 75-81, Official Public Records of Bexar County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Trails at Briggs Ranch - Declaration of Protective Covenants [Unit 1], recorded as Document No. 20000083816, Official Public Records of Bexar County, Texas.
2. Trails at Briggs Ranch - Declaration of Protective Covenants [Unit 2], recorded as Document No. 20030102599, Official Public Records of Bexar County, Texas.
3. Trails at Briggs Ranch - First Supplement to Declaration of Protective Covenants [Unit 3A], recorded as Document No. 20080164199, Official Public Records of Bexar County, Texas.
4. Trails at Briggs Ranch - Certificate of Annexation to Declaration of Protective Covenants [Unit 3A – Estate Lots], recorded as Document No. 20100157374, Official Public Records of Bexar County, Texas.
5. Trails at Briggs Ranch - Certificate of Trails at Briggs Ranch Homeowners Association, Inc. with Respect to Bylaws, recorded as Document No. 20140068490, Official Public Records of Bexar County, Texas.
6. Trails at Briggs Ranch - Certificate with Regard to Lot 31, Block 3 [Unit 2], recorded as Document No. 20140068491, Official Public Records of Bexar County, Texas.
7. Trails at Briggs Ranch - Certificate of Filing Containing Resolutions and Policies Adopted by the Board of Directors, recorded as Document No. 20140166820, Official Public Records of Bexar County, Texas.
8. Trails at Briggs Ranch - Certificate of Filing Containing Resolutions Adopted by the Board of Directors Adopting Electronic and Telephonic Action Policy, Payment Plan Policy, Solar Energy Device Guidelines and Standby Electric Generator Guidelines, recorded as Document No. 20150209636, Official Public Records of Bexar County, Texas.
9. Trails at Briggs Ranch - First Amendment to the Declaration of Protective Covenants, recorded as Document No. 20160051472, Official Public Records of Bexar County, Texas.

10. Trails at Briggs Ranch - Amended and Restated Declaration of Covenants, Conditions and Restrictions [Unit 3A], recorded as Document No. 20160249632, Official Public Records of Bexar County, Texas.
11. Trails at Briggs Ranch - Amended and Restated Declaration of Use Restrictions [Unit 3A], recorded as Document No. 20160249633, Official Public Records of Bexar County, Texas.
12. Trails at Briggs Ranch - Affidavit in Compliance with Section 202.006 of the Texas Property Code [Plan of Merger between Trails at Briggs Ranch Homeowners Association, Inc. and Villas of Briggs Ranch Homeowners Association, Inc.], recorded Document No. 20170043598, Official Public Records of Bexar County, Texas.
13. Trails at Briggs Ranch - Affidavit in Compliance with Section 202.006 of the Texas Property Code [First Amended Contribution Agreement with Homeowners Association; Second Amendment to the Declaration of Protective Covenants for The Briggs Ranch Planned Unit Subdivision, The Trails at Briggs Ranch Unit 1; and Restated Bylaws of Trails at Briggs Ranch Homeowner's Association, Inc.], recorded as Document No. 20170043606, Official Public Records of Bexar County, Texas.
14. Trails at Briggs Ranch - Certificate of Filing Containing Resolutions Adopted by the Board of Directors Adopting Billing Policy and Payment Plan Guidelines, recorded as Document No. 20180247193, Official Public Records of Bexar County, Texas.
15. Trails at Briggs Ranch – Supplemental Policies, recorded as Document No. 20240040266, Official Public Records of Bexar County, Texas.
16. Trails at Briggs Ranch – First Amendment to the Bylaws, recorded as Document No. 20240183257, Official Public Records of Bexar County, Texas.
17. Trails at Briggs Ranch – Gate Policy, recorded as Document No. 20240183265, Official Public Records of Bexar County, Texas.
18. Trails at Briggs Ranch – Parking and Towing Policy, recorded as Document No. 20240183267, 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: 20240238220
Recorded Date: December 30, 2024
Recorded Time: 2:40 PM
Total Pages: 5
Total Fees: \$37.00

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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: 12/30/2024 2:40 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk