

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
RIVERSTONE AT WESTPOINTE MASTER COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Riverstone at Westpointe Master 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: Riverstone at Westpointe.
2. The name of the Association: Riverstone at Westpointe Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: See Exhibit "A"
5. The name and mailing address of the Association: Riverstone at Westpointe Master Community, Inc., c/o CMCC, 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Capital Consultants Management Corporation (CMCC)  
Attn: Community Manager  
Mailing Address: 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024  
Telephone Number: (469) 246-3500  
Email Address: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:  
www.riverstoneatwp.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 - \$1,000.00.

Resale Disclosure/Lien Estoppel - \$375.00.

Resale Disclosure Update - \$75.00.

Returned Payment Fee - \$30.00 for each returned item.

Resale Trustee/Lender Sale - \$375.00 per transaction.

Lender Questionnaire:

\$200.00 per questionnaire (standard format)

\$300.00 per questionnaire (custom format)

Community Enhancement Fee – Amount equal to one fourth of one percent (0.25%) of the Transfer Price (as such term is defined in the Covenant)

*[SIGNATURE PAGE FOLLOWS]*

ACKNOWLEDGEMENT

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

**RIVERSTONE AT WESTPOINTE MASTER  
COMMUNITY, INC.,** a Texas nonprofit  
corporation

By: [Signature]

Name: Deborah Ferguson

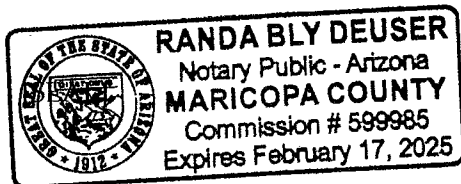
Title: Chief Customer Officer

STATE OF ARIZONA §

§

COUNTY OF MARICOPA §

This instrument was acknowledged before me this 14<sup>th</sup> day of October, 2024  
by Deborah Ferguson, Chief Customer Officer of Riverstone at Westpointe Master Community, Inc., a Texas  
nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]  
Notary Public Signature  
Randa Bly Deuser

**AFTER RECORDING RETURN TO:**  
**WINSTEAD PC**  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
avaldes@winstead.com

RIVERSTONE AT WESTPOINTE MASTER COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

**EXHIBIT "A"**

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

1. Riverstone at Westpointe - Master Covenant [Residential], recorded as Document No. 20210022832, Official Public Records of Bexar County, Texas.
2. Riverstone at Westpointe - Development Area Declaration [Residential], recorded as Document No. 20210023392, Official Public Records of Bexar County, Texas.
3. Riverstone at Westpointe - Community Enhancement Covenant [Residential], recorded as Document No. 20210023393, Official Public Records of Bexar County, Texas.
4. Riverstone at Westpointe - Adoption of Working Capital Assessment, recorded as Document No. 20210024620, Official Public Records of Bexar County, Texas.
5. Riverstone at Westpointe - Notice of Applicability [Residential] [Unit C1], recorded as Document No. 20210024622, Official Public Records of Bexar County, Texas.
6. Riverstone at Westpointe - Notice of Applicability [Residential] [Unit C2, C3, D3 Ph. I], recorded as Document No. 20210024623, Official Public Records of Bexar County, Texas.
7. Riverstone at Westpointe - Notice of Applicability [Residential] [Unit D1], recorded as Document No. 20210024624, Official Public Records of Bexar County, Texas.
8. Riverstone at Westpointe - Community Manual, recorded as Document No. 20210026651, Official Public Records of Bexar County, Texas.
9. Riverstone at Westpointe - Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 20210250814, Official Public Records of Bexar County, Texas.
10. Riverstone at Westpointe - Supplement to Community Manual, recorded as Document No. 20210262720, Official Public Records of Bexar County, Texas.
11. Riverstone at Westpointe - Notice of Applicability [Residential] [Unit B2], recorded as Document No. 20220218815, Official Public Records of Bexar County, Texas.
12. Riverstone at Westpointe - Notice of Applicability [Residential] [Unit B4 & B6], recorded as Document No. 20220173799, Official Public Records of Bexar County, Texas.
13. Riverstone at Westpointe - Notice of Applicability [Residential] [Unit B3 & B5], recorded as Document No. 20220173804, Official Public Records of Bexar County, Texas.

14. Riverstone at Westpointe - Notice of Applicability [Residential] [Unit B1], recorded as Document No. 20220263884, Official Public Records of Bexar County, Texas.
15. Riverstone at Westpointe - Notice of Applicability [Residential] [Unit A1], recorded as Document No. 20230017583, Official Public Records of Bexar County, Texas.
16. Riverstone at Westpointe - Notice of Applicability [Residential] [Unit A2], recorded as Document No. 20230046885, Official Public Records of Bexar County, Texas.
17. Riverstone at Westpointe - Notice of Applicability [Residential] [Units A3, A4, A5], recorded as Document No. 20230047186, Official Public Records of Bexar County, Texas.
18. Riverstone at Westpointe - Notice of Applicability [Residential] [Units A6 & A7], recorded as Document No. 20230047321, Official Public Records of Bexar County, Texas.
19. Riverstone at Westpointe - Supplement to Community Manual, recorded as Document No. 20230051467, Official Public Records of Bexar County, Texas.
20. Riverstone at Westpointe - Supplement to Community Manual, recorded as Document No. 20230069524, Official Public Records of Bexar County, Texas.
21. Riverstone at Westpointe - Supplement to Community Manual, recorded as Document No. 20230159527, Official Public Records of Bexar County, Texas.
22. Riverstone at Westpointe - Supplement to Community Manual, recorded as Document No. 20240049862, 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:** 20240189608  
**Recorded Date:** October 16, 2024  
**Recorded Time:** 8:56 AM  
**Total Pages:** 6  
**Total Fees:** \$41.00

**\*\* 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: 10/16/2024 8:56 AM



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