

AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.

WINSTEAD PC

401 CONGRESS AVENUE, SUITE 2100

AUSTIN, TEXAS 78701

KSTOTTS@WINSTEAD.COM



**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
EMERALD POINT RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Emerald Point Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Emerald Point
2. The name of the association: Emerald Point Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Lots 1 through 30, Block A/4413 of the 1000 Emerald Isle, a subdivision according to the plat recorded in Document No. 201700141410, Official Public Records of Dallas County, Texas.
4. The recording data for the declaration: Declaration of Covenants, Conditions and Restrictions for Emerald Point, recorded under Document No. 201700141410 in the Official Public Records of Dallas County, Texas.
5. The name and mailing address of the association: Emerald Point Residential Community, Inc.; c/o PSW Community Management, 900 S. 1st Street, Unit 110, Austin, Texas 78704.
6. The mailing address of the person managing the association: Emerald Point Residential Community, Inc.; c/o PSW Community Management, 900 S. 1st Street, Unit 110, Austin, Texas 78704, Attn.: Linda Waldon.

THIS DOCUMENT AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF EMERALD POINT RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 201700145210, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 23rd day of JUNE, 2021.

EMERALD POINT RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

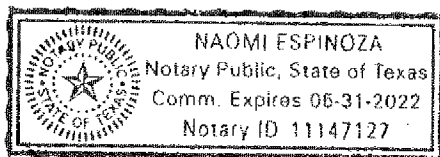
By: [Signature]
Name: LINDA WALDON
Title: MANAGER

THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on 23rd day of June, 2021, by Linda Waldon the Manager of Emerald Point Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100189681

eRecording - Real Property

Recorded On: June 25, 2021 08:53 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100189681
Receipt Number: 20210624001361
Recorded Date/Time: June 25, 2021 08:53 AM
User: Tineka S
Station: CC08

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.