

**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2023-00015545

As

Recorded On: 10/13/2023 03:44 PM **Recordings - Land**

Parties: LONG COVE OWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 4 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 34.00

File Information:

Document Number: 2023-00015545

Receipt Number: 2023-18698

Recorded Date/Time: 10/13/2023 03:44 PM

Recorded By: Marilet Zumaya

*******DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 21

AUSTIN, TX 78701



After recording return to:

Robert D. Burton, Esq.
 WINSTEAD PC
 401 Congress Avenue, Suite 2100
 Austin, Texas 78701
rburton@winstead.com



**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
 OF
 LONG COVE OWNERS ASSOCIATION**

The undersigned, being an officer of Long Cove Owners Association 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 that certain Management Certificate of Long Cove Owners Association recorded as Document No. 2012-00008563, as amended and supplemented from time to time, in the Official Public Records of Henderson County, Texas.

1. The name of the subdivision: Long Cove.
2. The name of the association: Long Cove Owners Association, a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Henderson County, Texas, as more particularly described on Exhibit "A" and Exhibit "B" to that certain Long Cove Amended and Restated Master Covenant [Residential], recorded under Document No. 2019-00005205, Official Public Records of Henderson County, Texas (the "**Covenant**").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Long Cove Owners Association, c/o Long Cove Development, Inc., 3899 Maple Ave, Suite 300, Dallas, TX 75219, Attn: Diana Moog.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Diana Moog
Mailing Address:	3899 Maple Ave., Ste 300 Dallas, TX 75219
Telephone Number:	214-220-4911
Email Address:	dmoog@longcovetx.com

7. Website to access the association's dedicatory instruments: www.longcovetx.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 - .5% of sales price on resales
Transfer Fee - \$275.00

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.

ASSOCIATION:

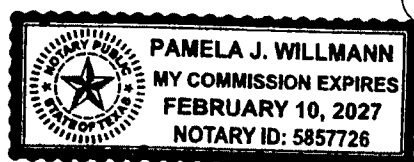
LONG COVE OWNERS ASSOCIATION,
a Texas nonprofit corporation

By: _____
Printed Name: Donald J. McNamara
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me this 8th day of August, 2023 by Donald J. McNamara of Long Cove Owners Association, a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)



Pamela J. Willmann
Notary Public Signature

MANAGEMENT CERTIFICATE
LONG COVE OWNERS ASSOCIATION

EXHIBIT "A"RECORDED DATE FOR THE COVENANT AND RELATED DOCUMENTS

1. Amended and Restated Master Covenant for Long Cove [Residential], recorded as Document No. 2019-00005205, Official Public Records of Henderson County, Texas.
2. Development Area Declaration for Long Cove [Residential], recorded as Document No. 2019-00005254, Official Public Records of Henderson County, Texas.
3. Development Area Declaration for Long Cove [Townhomes], recorded as Document No. 2019-00005255, Official Public Records of Henderson County, Texas.
4. Community Manual for Long Cove, recorded as Document No. 2019-00005257, Official Public Records of Henderson County, Texas.
5. Notice of Plat Recordation for Long Cove [Residential], recorded as Document No. 2019-00005206, Official Public Records of Henderson County, Texas.
6. Notice of Service Area Designation for Long Cove [Service Area Number 1], recorded as Document No. 2019-00005256, Official Public Records of Henderson County, Texas.
7. Amended and Restated Design and Construction Guidelines for Long Cove [Residential], recorded as Document No. 2019-00005271, Official Public Records of Henderson County, Texas.
8. Notice of Applicability [Residential], recorded as Document No. 2023-00004012, Official Public Records of Henderson County, Texas.
9. Adoption of Working Capital Assessment (Residential), recorded as Document No. 2023-00004011, Official Public Records of Henderson County, Texas.