

THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
MADERO RESIDENTIAL COMMUNITY, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR MADERO RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2022-13753, 2022-85912 AND 2023-83879, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND UNDER DOCUMENT NOS. 202201554 AND 202209727, OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS.

The undersigned, being an officer or managing agent of Madero Residential Community, Inc., a Texas nonprofit corporation (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: Madero.
2. The name of the Association: Madero Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Denton and Wise Counties, Texas, made subject to that certain Madero Master Covenant [Residential], recorded as Document No. 2021-229416, in the Official Public Records of Denton County, Texas and as Document No. 202120849, in the Official Public Records of Wise County, Texas, as may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Madero Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name: Madero Residential Community, Inc., c/o Neighborhood Management, Inc.
Attention: Audrey Beard
Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Telephone Number: 972-359-1548
Email Address: managementcertificate@nmitx.com

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.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 - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

Resale Update – Free up to 14 days. Updates from 14 to 180 days - \$100.00 + \$5.00 Homewise Fee.

Community Enhancement Fee – one quarter of one percent (0.25%)

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

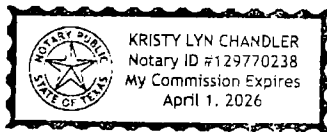
MADERO RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation

By: [Signature]
Name: Bobby Samuel
Title: Vice President

THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 3 day of January, 2024 by Bobby Samuel, the Vice President of Madero Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

After recording return to:
Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
RBURTON@WINSTEAD.COM

ATTACHMENT 1

1. Madero Master Covenant [Residential], recorded under Document No. 2021-229416, Official Public Records of Denton County, Texas, and under Document No. 202120849, Official Public Records of Wise County, Texas.
2. Madero Development Area Declaration [Residential], recorded under Document No. 2021-231857, Official Public Records of Denton County, Texas, and under Document No. 202121100, Official Public Records of Wise County, Texas.
 - (a) Madero First Amendment to Development Area Declaration [Residential], recorded under Document No. 2022-82347, Official Public Records of Denton County, Texas, and under Document No. 202209419, Official Public Records of Wise County, Texas.
3. Madero Community Manual, recorded under Document No. 2021-231860, Official Public Records of Denton County, Texas, and under Document No. 202200074, Official Public Records of Wise County, Texas.
 - (a) Madero First Supplement to Community Manual, recorded under Document No. 2024-665, Official Public Records of Denton County, Texas, and under Document No. 202400107, Official Public Records of Wise County, Texas
4. Madero Adoption of Working Capital Assessment, recorded under Document No. 2021-231859, Official Public Records of Denton County, Texas, and under Document No. 202121094, Official Public Records of Wise County, Texas.
5. Madero Notice of Applicability [Residential] [Sendera Ranch], recorded under Document No. 2022-3469, Official Public Records of Denton County, Texas, and under Document No. 202200817, Official Public Records of Wise County, Texas.
6. Madero Community Enhancement Covenant, recorded under Document No. 2021-231858, Official Public Records of Denton County, Texas, and under Document No. 202121106, Official Public Records of Wise County, Texas.
 - (a) Madero First Amendment to Community Enhancement Covenant, recorded under Document No. 2022-6146, Official Public Records of Denton County, Texas, and under Document No. 202201100, Official Public Records of Wise County, Texas.
7. Madero Notice of Applicability [Phase 1], recorded under Document No. 2023-82754, Official Public Records of Denton County, Texas. *(The Development Area in Phase 1 is located only within Denton County.)*
8. Madero Notice of Applicability [Phase 2], recorded under Document No. 2024-651, Official Public Records of Denton County, Texas. *(The Development Area in Phase 2 is located only within Denton County.)*

ATTACHMENT 1
THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE
MADERO RESIDENTIAL COMMUNITY, INC.

FILED AND RECORDED

Instrument Number: 202400113

Filing and Recording Date: 01/03/2024 01:44:43 PM Pages: 5 Recording Fee: \$37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



A handwritten signature in cursive script that reads "Blanca Tuma".

Blanca Tuma, County Clerk
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. **DO NOT DESTROY - This document is part of the Official Record.**

Deputy: cassandrar