

Denton County
Juli Luke
County Clerk

Instrument Number: 204391

ERecordings-RP

AMENDMENT

Recorded On: November 05, 2021 02:16 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** **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: 204391
Receipt Number: 20211105000627
Recorded Date/Time: November 05, 2021 02:16 PM
User: Kraig T
Station: Station 25

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

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

The undersigned, being an officer of Vickery Residential Community, Inc. (the "**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 Vickery Residential Community, Inc., recorded as Document No. 2021-5437, in the Official Public Records of Denton County, Texas.

1. The name of the subdivision: Vickery.
2. The name of the Association: Vickery Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Denton County, Texas made subject to that certain Declaration of Covenants, Conditions and Restrictions for Vickery, recorded under Document No. 2020-203428, Official Public Records of Denton County, Texas (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration 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 Vickery 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:	Neighborhood Management, Inc.
Attn:	Mandy Sutherland
Mailing Address:	1024 S. Greenville Ave, Suite 230, Allen, TX 75002
Telephone Number::	972-359-1548 ext. 215
Email Address:	msutherland@nmitx.com

7. Website to access the Association's dedicatory instruments:
www.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 - \$1,500.00.

Amenity Reimbursement Fee - \$1,200.00

VICKERY RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

Transfer Fee - \$250.00.

Resale Certificate Fee - \$375.00.

Resale Update Fee - \$75.00.

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.

[SIGNATURE PAGE FOLLOWS]

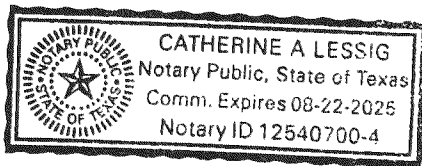
VICKERY RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

VICKERY RESIDENTIAL COMMUNITY, INC., a Texas
non-profit corporation

By: Andrew Evanich
Name: ANDREW EVANICH
Title: HOA Board President

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 8th day of October, 2021 by Andrew Evanich, HOA Board President of Vickery Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[SEAL]

Catherine Lessig
Notary Public Signature

AFTER RECORDING RETURN TO:

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

VICKERY RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Vickery Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2020-203428, Official Public Records of Denton County, Texas.
2. Vickery Community Manual, recorded as Document No. 2020-204310, Official Public Records of Denton County, Texas.
3. Vickery Adoption of Working Capital Assessment, recorded as Document No. 2020-204311, Official Public Records of Denton County, Texas.
4. Vickery Assignment of Declarant Rights, recorded as Document No. 2021-13570, Official Public Records of Denton County, Texas.
5. Vickery First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2021-14064, Official Public Records of Denton County, Texas.
6. Vickery Supplement to Community Manual, recorded as Document No. 2021-188260, Official Public Records of Denton County, Texas.