

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



*Krista Bartsch*

KRISTA BARTSCH, County Clerk

Bastrop Texas

July 15, 2025 04:37:12 PM

FEE: \$37.00

**202512058**

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
VALVERDE RESIDENTIAL COMMUNITY, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF VALVERDE RECORDED AS DOCUMENT NO. 202410718 IN THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR VALVERDE RESIDENTIAL COMMUNITY, INC. IN THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

The undersigned, being an officer of Valverde Residential 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: Valverde.
2. The name of the Association: Valverde Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Bastrop County, Texas, made subject to that certain Valverde Master Covenant, recorded under Document No. 202409012, Official Public Records of Bastrop County, Texas, as the same may be amended from time to time (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: Valverde Residential Community, Inc., c/o The Management Trust, 9111 Jollyville Road, Suite 275, Austin, Texas 78759, Attn.: Community Manager.

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: The Management Trust  
Attn: Escrow Department  
Mailing Address: 9111 Jollyville Road, Suite 275  
Austin, Texas 78759  
Telephone Number:: (714) 285-2626  
Email Address: escrow@managementtrust.com

7. Website to access the Association's dedicatory instruments:  
<https://my.managementtrust.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 - \$195.00.

Transfer Fee - \$200.00.

Resale Certificate Fee - \$360.00.

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.

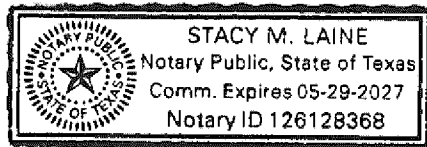
**VALVERDE RESIDENTIAL  
COMMUNITY, INC.,** a Texas non-profit corporation

By: Keri Scott  
Printed Name: Keri Scott  
Title: President

STATE OF TEXAS           §  
  §  
COUNTY OF Williamson §

This instrument was acknowledged before me this 15 day of July, 2025, by Keri Scott, President of Valverde Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Stacy M. Laine  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

**Robert D. Burton, Esq.**  
**WINSTEAD PC**  
**600 W. 5th Street, Suite 900**  
**Austin, Texas 78701**  
**rburton@winstead.com**

**EXHIBIT "A"**

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

1. Valverde Master Covenant [Residential], recorded as Document No. 202409012, Official Public Records of Bastrop County, Texas.
2. Valverde Adoption of Working Capital Assessment, recorded as Document No. 202409293, Official Public Records of Bastrop County, Texas.
3. Valverde Community Manual, recorded as Document No. 202409306, Official Public Records of Bastrop County, Texas.
4. Valverde Development Area Declaration [Residential], recorded as Document No. 202409521, Official Public Records of Bastrop County, Texas.
5. Valverde Notice of Applicability [Residential] [Section 1, Phase 1 and 2], recorded as Document No. 202410200, Official Public Records of Bastrop County, Texas.
6. Valverde Notice of Assumption of ST Landscape Area Maintenance [Phases 1, 2 & 3], recorded as Document No. 202507358, Official Public Records of Bastrop County, Texas.
7. Valverde Notice of Applicability [Residential] [Section 1, Phase 3], recorded as Document No. 202511785, Official Public Records of Bastrop County, Texas.

EXHIBIT "A"

VALVERDE RESIDENTIAL COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE