

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

The undersigned, being an officer of Homestead Residential Master Community, Inc., 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 for Homestead Residential Master Community, Inc., recorded as Document No. 201906023617, in the Official Public Records of Comal County, Texas.

1. The name of the subdivision: Homestead [*Residential*].
2. The name of the Association: Homestead Residential Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Any portions of the Property described on Exhibit "A" to that certain Homestead Master Covenant [*Residential*], recorded as Document No. 201606035019, Official Public Records of Comal County, Texas, and recorded as Document No. 2016020825, Official Public Records of Guadalupe County, Texas as amended (collectively, the "**Covenant**"), made subject to the Covenant by the Recordation of a Notice of Applicability.

EXCEPT FOR that certain portion of Property described on Exhibit "A" to that certain Homestead Notice of Withdrawal of Land [*Residential*], recorded as Document No. 202006016855, Official Public Records of Comal County, Texas, and recorded as Document No. 202099011024, Official Public Records of Guadalupe County, Texas.

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: Homestead Residential Master Community, Inc.; c/o Capital Consultant Management Company (CCMC), 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultant Management Company (CCMC)
Mailing Address:	7800 North Dallas Parkway, Suite 450 Plano, Texas 75024
Telephone Number:	972-246-3500
Email Address:	<u>ccmctx@ccmnet.com</u>

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7. Website to access the Association's dedicatory instruments:
www.myhomesteadtx.com/home/
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - Amount equal to six (6) months of Regular Assessments (as defined in the Covenant, recorded in the Official Public Records of Comal and Guadalupe Counties, Texas) for the current fiscal year.

Resale Transfer/Lien Estoppel Fee
(Developer to Homebuilder) - \$50.00 per Lot

Resale Transfer/Lien Estoppel Fee
(Homebuilder to Owner) - \$345.00

Resale Transfer/Lien Estoppel Fee
(Owner to Owner) \$345.00

Community Enhancement Fee – 0.25% of the Transfer Price (as defined in the Covenant, recorded in the Official Public Records of Comal and Guadalupe Counties, Texas).

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

[SIGNATURE PAGE FOLLOWS]

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

**HOMESTEAD RESIDENTIAL
MASTER COMMUNITY, INC.,**
a Texas nonprofit corporation

By: *Andy Babbitt*
Name: Andy Babbitt
Title: Regional President - CCMC - Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me on 30th day of November 2021, by Andy Babbitt, the managing agent of Homestead Residential Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Beth DiRenzo
Notary Public Signature

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

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ATTACHMENT 1

1. Homestead – Master Covenant, recorded as Document No. 201606035019, Official Public Records Comal County, Texas.
 - A. Homestead – First Amendment to Master Covenant, recorded as Document No. 201906037673, Official Public Records Comal County, Texas.
2. Homestead – Master Covenant, recorded as Document No. 2016020825, Official Public Records Guadalupe County, Texas.
 - A. Homestead – First Amendment to Master Covenant, recorded as Document No. 201999024355, Official Public Records Guadalupe County, Texas.
3. Homestead – Development Area Declaration - Residential, recorded as Document No. 201606036397, Official Public Records Comal County, Texas.
4. Homestead – Development Area Declaration - Residential, recorded as Document No. 2016020951, Official Public Records Guadalupe County, Texas.
5. Homestead – Community Enhancement Covenant - Residential, recorded as Document No. 201606036398, Official Public Records Comal County, Texas.
6. Homestead – Community Enhancement Covenant - Residential, recorded as Document No. 2016020952, Official Public Records Guadalupe County, Texas.
7. Homestead – Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 202199021031, Official Public Records Guadalupe County, Texas.
8. Homestead – Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 202106032883, Official Public Records Comal County, Texas.
9. Homestead – Community Manual, recorded as Document No. 201606036399, Official Public Records Comal County, Texas.
 - A. Homestead – First Supplement to Community Manual, recorded as Document No. 201906034906, Official Public Records, Comal County, Texas.
10. Homestead – Community Manual, recorded as Document No. 2016020953, Official Public Records Guadalupe County, Texas.
 - A. Homestead – First Supplement to Community Manual, recorded as Document No. 201999022761, Official Public Records, Guadalupe County, Texas.
11. Homestead – Modification Design Guidelines [Residential], recorded as Document No. 201899014375, Official Public Records Guadalupe County, Texas.
12. Homestead – Modification Design Guidelines [Residential], recorded as Document No. 201906021083, Official Public Records Comal County, Texas.

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13. Homestead – Notice of Applicability [Unit 1B], recorded as Document No. 201906030434, Official Public Records Comal County, Texas.
14. Homestead – Notice of Applicability [Unit 1B], recorded as Document No. 201999020375, Official Public Records Guadalupe County, Texas.
15. Homestead – Notice of Applicability [Unit 3A], recorded as Document No. 201906030435, Official Public Records Comal County, Texas.
16. Homestead – Notice of Applicability [Unit 3A], recorded as Document No. 201999020374, Official Public Records Guadalupe County, Texas.
17. Homestead – Notice of Applicability [Unit 2], recorded as Document No. 201906030436, Official Public Records Comal County, Texas.
18. Homestead – Notice of Applicability [Unit 2], recorded as Document No. 201999020376, Official Public Records Guadalupe County, Texas.
19. Homestead – Deed Without Warranty, recorded as Document No. 201999020709, Official Public Records Guadalupe County, Texas.
20. Homestead – Deed Without Warranty, recorded as Document No. 201906032050, Official Public Records Comal County, Texas.
21. Homestead – Notice of Designation of Common Area, recorded as Document No. 201906037674, Official Public Records Comal County, Texas.
22. Homestead – Notice of Designation of Common Area, recorded as Document No. 201999024354, Official Public Records Guadalupe County, Texas.
23. Homestead – Notice of Withdrawal of Land (Comal County), recorded as Document No. 202006016855, Official Public Records Comal County, Texas.
24. Homestead – Notice of Withdrawal of Land (Guadalupe County), recorded as Document No. 202099011024, Official Public Records Guadalupe County, Texas.
25. Homestead – Notice of Applicability, DAD, Community Enhancement [Unit 1A & 3B], recorded as Document No. 202106027037, Official Public Records Comal County, Texas.

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26. Homestead – Notice of Applicability, DAD, Community Enhancement [Unit 1A & 3B], recorded as Document No. 202199017090, Official Public Records Guadalupe County, Texas.
27. Homestead – Notice of Applicability, DAD, Community Enhancement [Unit 4], recorded as Document No. 202199039083, Official Public Records Guadalupe County, Texas.

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4846-8050-073 1v.3 57674-1

202299004218

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
02/08/2022 08:35:33 AM PAGES: 6 JEANNE
TERESA KIEL, COUNTY CLERK



Teresa Kiel