

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

The undersigned, being an officer of Southgate 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: Southgate.
2. The name of the Association: Southgate Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Southgate Residential Community, Inc., c/o FirstService Residential, 5316 W. Highway 290, Suite 100, Austin, TX 78735.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential
Attn: Community Manager
Mailing Address: 5316 W. Highway 290, Suite 100, Austin, TX 78735
Telephone Number: (512) 620-6771
Email Address: Austin@fsresidential.com

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

Working Capital Assessment - \$300.00.

Transfer Fee - \$340.00.

HOA Questionnaire - \$250.00.

Loan Estimate Questionnaire (single family) - \$100.00.

Reverse Mortgage Account Verification - \$150.00.

Resale Disclosure Package:

6-10 days: \$375.00.

3-5 days: \$450.00.

1-2 days: \$500.00.

Update: \$75.00 (within 60 days of original request).

Refinance Certificate Fee:

6-10 days: \$150.00.

3-5 days: \$225.00.

1-2 days: \$275.00.

For fees related to expedited delivery, updates, or questionnaire responses, please contact the management company for additional information.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

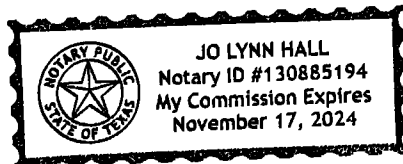
**SOUTHGATE RESIDENTIAL COMMUNITY,
INC., a Texas non-profit corporation**

By: Kristie Rose Zapp
Name: Kristie Rose Zapp
Title: President

STATE OF TEXAS §
COUNTY OF Tarrant §
§

This instrument was acknowledged before me this 1 day of October, 2024
by Kristie Rose Zapp, President of Southgate Residential Community, Inc., a Texas
non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

EXHIBIT "A"**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Southgate Residential – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2021086057, Official Public Records of Williamson County, Texas.
2. Southgate Residential – Adoption of Working Capital Assessment, recorded as Document No. 2021086605, Official Public Records of Williamson County, Texas.
3. Southgate Residential – Community Manual, recorded as Document No. 2021086606, Official Public Records of Williamson County, Texas.
4. Southgate Residential – Assignment of Declarant's Rights, recorded as Document No. 2023096757, Official Public Records of Williamson County, Texas.
5. Southgate Residential – Supplemental Policies, recorded as Document No. 2024014427, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024078821

Pages: 5 Fee: \$37.00

10/02/2024 04:10 PM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas