


MARY LOUISE NICHOLSON
COUNTY CLERK

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
AUGUSTA SQUARE RESIDENTIAL COMMUNITY, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR AUGUSTA SQUARE RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. D224113260, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

The undersigned, being an officer of Augusta Square 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: Augusta Square.
2. The name of the Association: Augusta Square Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Augusta Square, recorded under Document No. D224112387, Official Public Records of Tarrant County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Augusta Square Residential Community, Inc., c/o Neighborhood Management Inc., 5421 Basswood Blvd., Suite 710, Fort Worth, Texas 76137, Attn: Beverly Coghlan.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Augusta Square Residential Community, Inc.
c/o Neighborhood Management Inc.
Mailing Address: 5421 Basswood Blvd., Suite 710
Fort Worth, Texas 76137
Attn: Beverly Coghlan
Telephone Number: (972) 359-1548
Email Address: managementcertificate@nmitx.com

7. Website to access the Association's dedicatory instruments:
Homeowners Association Management Company | NMI
(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 - \$275.00

Resale Certificate Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the date this instrument is recorded in the Official Public Records of Tarrant County, Texas.

**AUGUSTA SQUARE
RESIDENTIAL COMMUNITY, INC.,**
a Texas nonprofit corporation

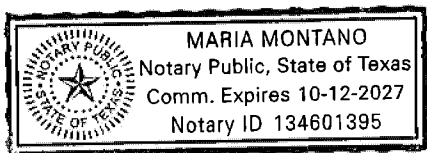
By: *[Signature]*
Printed Name: Michael Smith
Title: Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 8th day of January, 2026 by Michael Smith, Authorized Agent of AUGUSTA SQUARE 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
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Augusta Square, recorded under Document No. D224112387, Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. Augusta Square Community Manual, recorded under Document No. D224113078, Official Public Records of Tarrant County, Texas, as same may be amended and supplemented from time to time.
3. Augusta Square Adoption of Working Capital Assessment, recorded under Document No. D224113075, Official Public Records of Tarrant County, Texas.
4. Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Augusta Square [Augusta Square 2], recorded under Document No. D226003750, Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

AUGUSTA SQUARE RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE