

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
THE VILLAS AT ROANOKE CONDOMINIUM COMMUNITY, INC.

The undersigned, being an officer of the Association, and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium: Villas at Roanoke Condominium.
2. The name of the Association: The Villas at Roanoke Condominium 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: The Villas at Roanoke Condominium Community, Inc., c/o FirstService Residential, 3424 Paesanos Pkwy, Ste 100, San Antonio. Texas 78231.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential
Attn: Community Manager
Mailing Address: 3424 Paesanos Pkwy, Ste 100, San Antonio, Texas 78231
Telephone Number: (210) 829-7202
Email Address: sanantonio@fsresidential.com
7. Website to access the Association's dedicatory instruments:
<https://thevillasatroanoke.connectresident.com/>
8. Amount and description of fees related to property transfer in the condominium:

Custom Lender Form Mortgage Questionnaire - \$350.00.

Uniform Condominium Questionnaire - \$300.00.

Rush Fees: (3-5 days - \$75; 1-2 days - \$125).

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.

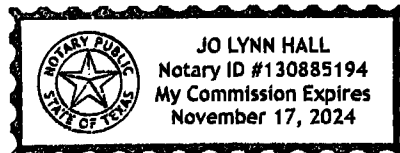
THE VILLAS AT ROANOKE CONDOMINIUM
COMMUNITY, INC., a Texas non-profit
corporation

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

STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me this 1 day of October, 2024
by Kristie-Rose Zapp, President of The Villas at Roanoke Condominium
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. Villas at Roanoke – Declaration of Condominium Regime, recorded as Document No. 20160157181, Official Public Records of Bexar County, Texas.
2. Villas at Roanoke – Community Manual, recorded as Document No. 20160157447, Official Public Records of Bexar County, Texas.
3. Villas at Roanoke – First Amendment to Declaration of Condominium Regime, recorded as Document No. 20170775932, Official Public Records of Bexar County, Texas.
4. Villas at Roanoke – Declarant Removal and Appointment of Directors and Officers, recorded as Document No. 20180156211, Official Public Records of Bexar County, Texas.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20240181648
Recorded Date: October 02, 2024
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**** THIS PAGE IS PART OF THE DOCUMENT ****

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/2/2024 3:55 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk