

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
600 W. FIFTH. ST., STE. 900
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM



AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
BROOKSTONE CREEK RESIDENTIAL COMMUNITY, INC.

THIS DOCUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF BROOKSTONE CREEK RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 20230215710 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OTHER PRECEDING MANAGEMENT CERTIFICATES FOR BROOKSTONE CREEK RESIDENTIAL COMMUNITY INC. RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

The undersigned, being an officer of Brookstone Creek Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Brookstone Creek.
2. The name of the association: Brookstone Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain Brookstone Creek Master Covenant [Residential], recorded under Document No. 20220025709, Official Public Records of Bexar County, 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 Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Brookstone Creek Residential Community, Inc., c/o 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 Consultants Management Company (CCMC)
Mailing Address:	7800 North Dallas Parkway, Suite 450, Plano, Texas 75024
Telephone Number:	(469) 246-3500
Email Address:	<u>ccmctx@ccmcnet.com</u>

7. Website to access the Association's dedicatory instruments: www.lifeatbrookstonecreek.com

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8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,000.00

Resale Disclosure / Lien Estoppel - \$375

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

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 28th day of May, 2025.

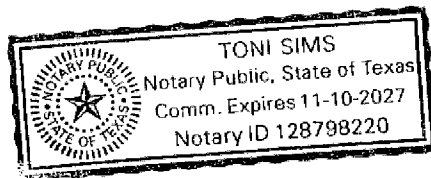
BROOKSTONE CREEK RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: Leslie Ostrander
Name: Leslie Ostrander
Title: Vice President

THE STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me on 28 day of May, 2025, by
Leslie Ostrander, the Vice President of Brookstone Creek Residential
Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Brookstone Creek Master Covenant [Residential], recorded as Document No. 20220025709, Official Public Records of Bexar County, Texas.
2. Development Area Declaration [Residential] for Brookstone Creek, recorded as Document No. 20220028542, Official Public Records of Bexar County, Texas.
3. Community Manual for Brookstone Creek, recorded as Document No. 20220041342, Official Public Records of Bexar County, Texas.
4. Adoption of Working Capital Assessment for Brookstone Creek, recorded as Document No. 20220028543, Official Public Records of Bexar County, Texas.
5. Brookstone Creek Notice of Applicability [Residential] [Unit 1A], recorded as Document No. 20220030950, Official Public Records of Bexar County.
6. Brookstone Creek Notice of Applicability [Residential] [Unit 1B], recorded as Document No. 20220102885, Official Public Records of Bexar County.
7. Brookstone Creek Notice of Applicability [Residential] [Unit 2A], recorded as Document No. 20220195117, Official Public Records of Bexar County.
8. Brookstone Creek Notice of Applicability [Residential] [Unit 2B], recorded as Document No. 20230035876, Official Public Records of Bexar County.
9. First Supplement to the Community Manual for Brookstone Creek, recorded as Document No. 20230043672, Official Public Records of Bexar County.
10. Second Supplement to the Community Manual for Brookstone Creek, recorded as Document No. 20230051621, Official Public Records of Bexar County.
11. Supplement to the Community Manual for Brookstone Creek, recorded as Document No. 20230069520, Official Public Records of Bexar County.
12. Supplement to the Community Manual for Brookstone Creek, recorded as Document No. 20230159519, Official Public Records of Bexar County.
13. Brookstone Creek Notice of Applicability [Residential] [Unit 2C], recorded as Document No. 20230209173, Official Public Records of Bexar County.
14. Brookstone Creek Notice of Designation of Common Area, recorded as Document No. 20240003597, Official Public Records of Bexar County.
15. Brookstone Creek Notice of Applicability [Residential] [Unit 1C], recorded as Document No. 20240137183, Official Public Records of Bexar County.

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16. Brookstone Creek Notice of Applicability [Residential] [Unit 2F], recorded as Document No. 20240137186, Official Public Records of Bexar County.
17. Brookstone Creek Notice of Applicability [Residential] [Unit 2D], recorded as Document No. 20250011630, Official Public Records of Bexar County.
18. Brookstone Creek Notice of Applicability [Residential] [Unit 2E], recorded as Document No. 20250097779, Official Public Records of Bexar County.

File Information

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

Document Number: 20250098049
Recorded Date: May 30, 2025
Recorded Time: 12:35 PM
Total Pages: 6
Total Fees: \$41.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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: 5/30/2025 12:35 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk