

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

The undersigned, being an officer of Springhill 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:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR SPRINGHILL RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 202212767, OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS.

1. The name of the subdivision: Springhill.
2. The name of the Association: Springhill Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Wise County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Springhill, recorded as Document No. 202211532 in the Official Public Records of Wise 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: Springhill Residential Community, Inc., c/o VCM, Inc., 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Springhill Residential Community, Inc.  
c/o VCM, Inc.  
Mailing Address: 5757 Alpha Road, Suite 680, Dallas, Texas 75240  
Attn: Amber Anderson  
Telephone Number: 972-612-2303  
Email Address: amber@vcmtexas.com

7. Website to access the Association's dedicatory instruments:  
springhill.nabrnetwork.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 – New Home Owner only

Reserve Fund Contribution - \$250.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$340.00

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

[SIGNATURE PAGE FOLLOWS]



ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Springhill, recorded as Document No. 202211532, in the Official Public Records of Wise County, Texas, as the same may be amended from time to time.
2. Springhill Community Manual, recorded as Document No. 202211918 in the Official Public Records of Wise County, Texas, as the same may be amended and supplemented from time to time.
3. Springhill Adoption of Working Capital Assessment, recorded as Document No. 202211916, in the Official Public Records of Wise County, Texas.
4. Springhill Adoption of Reserve Fund Contribution, recorded as Document No. 202211917, in the Official Public Records of Wise County, Texas.
5. Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Springhill [Phases 1, 2, 3 and 4], recorded as Document No. 202517510 in the Official Public Records of Wise County, Texas.

ATTACHMENT 1

SPRINGHILL RESIDENTIAL COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE [12-25]

4902-7847-0275v.2 52919-449 12/23/2025

## FILED AND RECORDED

**Instrument Number: 202517637**

Filing and Recording Date: 12/29/2025 04:24:53 PM Pages: 5 Recording Fee: \$37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



A handwritten signature in cursive script that reads "Blanca Tuma".

Blanca Tuma, County Clerk  
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. **DO NOT DESTROY - This document is part of the Official Record.**

Deputy: cassandrar