

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
TRES LAURELS RESIDENTIAL COMMUNITY, INC.

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

**THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF TRES LAURELS RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 20240159058 AND 20250093178, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.**

1. The name of the subdivision: Tres Laurels.
2. The name of the Association: Tres Laurels Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, made subject to that certain Tres Laurels Master Covenant [Residential] recorded as Document No. 20240157303 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment I to this Management Certificate.
5. The name and mailing address of the Association: Tres Laurels Residential Community, Inc., c/o Property Management Professionals;
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: TRES LAURELS RESIDENTIAL COMMUNITY, INC.  
Mailing Address: c/o CCMC  
7800 N. Dallas Parkway, Suite 450  
Plano, Texas 75024  
Attn: Andy Babbit  
Telephone Number: 469-246-3500  
Email Address: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments: <https://ccmcnet.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 - \$1,200.00

Returned Payment Fee - \$30.00 for each returned item

Lender Questionnaire Fee - \$200.00 per questionnaire for standard format  
\$300.00 per questionnaire for custom format

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Resale Trustee/Lender Sale Fee - \$375.00 per transaction

Refinance/Lien Estoppel Fee - \$200.00 per transaction

Resale Disclosure/Lien Estoppel Fee - \$375 per package (\$50 per lot for Developer to Builder)

Account Setup Fee - \$100.00 collected at escrow from buyer

Resale Disclosure Update Fee - \$75.00

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.

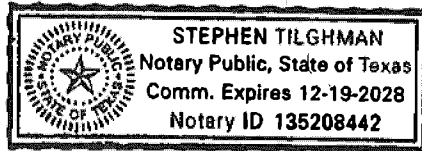
TRES LAURELS RESIDENTIAL COMMUNITY, INC., a  
Texas nonprofit corporation

By: [Signature]  
Name: Nick Vela  
Title: Authorized Agent

THE STATE OF TEXAS       §  
  §  
COUNTY OF Bexar       §

This instrument was acknowledged before me on 4 day of November, 2025, by  
Nick Vela, the Authorized Agent of Tres Laurels 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, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

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ATTACHMENT 1

1. Tres Laurels Master Covenant [Residential] recorded under Document No. 20240157303, in the Official Public Records of Bexar County, Texas.
2. Tres Laurels Development Area Declaration [Residential] recorded under Document No. 20240158260, in the Official Public Records of Bexar County, Texas.
  - a. First Amendment to Tres Laurels Development Area Declaration [Residential] recorded under Document No. 20250016114, in the Official Public Records of Bexar County, Texas.
3. Tres Laurels Adoption of Working Capital Assessment [Residential] recorded under Document No. 20240158291 in the Official Public Records of Bexar County, Texas.
4. Tres Laurels Community Manual recorded under Document No. 20240158285 in the Official Public Records of Bexar County, Texas.
  - a. First Supplement to Tres Laurels Community Manual recorded under Document No. 20250206811 in the Official Public Records of Bexar County, Texas.
5. Tres Laurels Notice of Applicability & Notice of Addition of Land [Residential][Unit 1A & 2A] recorded under Document No. 20250128838 in the 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:** 20250207170  
**Recorded Date:** November 06, 2025  
**Recorded Time:** 10:22 AM  
**Total Pages:** 5  
**Total Fees:** \$37.00

**\*\* 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: 11/6/2025 10:22 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk