

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
PALOMA LAKE MASTER COMMUNITY, INC.

The undersigned, being an officer of Paloma Lake Master Community, Inc. (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: Paloma Lake.
2. The name of the Association: Paloma Lake Master 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: Paloma Lake Master Community, Inc., c/o FirstService Residential, 5316 W. Highway 290, Suite 100, Austin, TX 78735.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential  
Attn: Community Manager  
Mailing Address: 5316 W. Highway 290, Suite 100, Austin, TX 78735  
Telephone Number: (512) 266-6771  
Email Address: Austin@fsresidential.com

7. Website to access the Association's dedicatory instruments:  
<https://PalomaLake.connectresident.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 - \$350.00.

Transfer Fee - \$340.00.

HOA Questionnaire - \$250.00.

Loan Estimate Questionnaire (single family) - \$100.00.

Reverse Mortgage Account Verification - \$150.00.

Resale Disclosure Package:

6-10 days: \$375.00.

3-5 days: \$450.00.

1-2 days: \$500.00.

Update: \$75.00 (within 60 days of original request).

Refinance Certificate Fee:

6-10 days: \$150.00.

3-5 days: \$225.00.

1-2 days: \$275.00.

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.

**PALOMA LAKE MASTER COMMUNITY, INC.,**  
a Texas non-profit corporation

By: K. Roel Zapp

Name: Kristie Roel Zapp

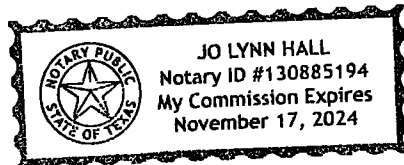
Title: President

STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me this 1 day of October, 2024  
by Kristie Roel Zapp of Paloma Lake Master 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. 5<sup>th</sup> Street, Suite 900**

**Austin, Texas 78701**

**avaldes@winstead.com**

**EXHIBIT "A"****RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Paloma Lake – Master Covenant, recorded as Document No. 2007056999, Official Public Records of Williamson County, Texas.
2. Paloma Lake – Development Area Declaration [Section 1A], recorded as Document No. 2007057002, Official Public Records of Williamson County, Texas.
3. Paloma Lake – Development Area Declaration [Section 2], recorded as Document No. 2007057004, Official Public Records of Williamson County, Texas.
4. Paloma Lake – Development Area Declaration [Sections 17A & 18], recorded as Document No. 2007077625, Official Public Records of Williamson County, Texas.
5. Paloma Lake – First Amendment to Development Area Declaration [Section 1A], recorded as Document No. 2007077623, Official Public Records of Williamson County, Texas.
6. Paloma Lake – Amendment to Development Area Declaration [Sections 1A, 1B, 2, 17A and 18], recorded as Document No. 2009020037, Official Public Records of Williamson County, Texas.
7. Paloma Lake – Amendment to Development Area Declaration [Sections 1A, 1B, 2, 17A and 18], recorded as Document No. 2009045810, Official Public Records of Williamson County, Texas.
8. Paloma Lake – Amendment to Development Area Declaration [Section 2], recorded as Document No. 2009057825, Official Public Records of Williamson County, Texas.
9. Paloma Lake – Amendment to Development Area Declaration [Sections 1A, 1B, 2, 17A and 18], recorded as Document No. 2009081218, Official Public Records of Williamson County, Texas.
10. Paloma Lake – Amendment to Development Area Declaration [Sections 1A, 1B, 2, 17A and 18], recorded as Document No. 2009088124, Official Public Records of Williamson County, Texas.
11. Paloma Lake – Amendment to Development Area Declaration [Section 2], recorded as Document No. 2010042513, Official Public Records of Williamson County, Texas.
12. Paloma Lake – First Amendment to Master Covenant, recorded as Document No. 2011052169, Official Public Records of Williamson County, Texas.

13. Paloma Lake – Amendment to Development Area Declaration, recorded as Document No. 2011076548, Official Public Records of Williamson County, Texas.
14. Paloma Lake – Design Guidelines, recorded as Document No. 2011076547, Official Public Records of Williamson County, Texas.
15. Paloma Lake – Community Manual, recorded as Document No. 2011081202, Official Public Records of Williamson County, Texas.
16. Paloma Lake – Amendment to Development Area Declaration, recorded as Document No. 2012024798, Official Public Records of Williamson County, Texas.
17. Paloma Lake – First Amendment to Design Guidelines, recorded as Document No. 2012082092, Official Public Records of Williamson County, Texas.
18. Paloma Lake – Amendment to Development Area Declaration, recorded as Document No. 2013044102, Official Public Records of Williamson County, Texas.
19. Paloma Lake – Second Amendment to Design Guidelines, recorded as Document No. 2013044103, Official Public Records of Williamson County, Texas.
20. Paloma Lake – Amendment to Development Area Declaration, recorded as Document No. 2013102760, Official Public Records of Williamson County, Texas.
21. Paloma Lake – Third Amendment to Design Guidelines, recorded as Document No. 2013102759, Official Public Records of Williamson County, Texas.
22. Paloma Lake – Notice of Applicability of Master Covenant and Development Area Declaration [Section 14], recorded as Document No. 2016027779, Official Public Records of Williamson County, Texas.
23. Paloma Lake – Fourth Amendment to Design Guidelines, recorded as Document No. 2017030203, Official Public Records of Williamson County, Texas.
24. Paloma Lake – Second Amendment to Master Covenant, recorded as Document No. 2017036363, Official Public Records of Williamson County, Texas.
25. Paloma Lake – Amendment to Development Area Declaration, recorded as Document No. 2017036503, Official Public Records of Williamson County, Texas.
26. Paloma Lake – Supplement to Community Manual, recorded as Document No. 2017036787, Official Public Records of Williamson County, Texas.
27. Paloma Lake – Committee Charters, recorded as Document No. 2019040698, Official Public Records of Williamson County, Texas.

28. Paloma Lake – Supplement to Community Manual [Committee Guidelines], recorded as Document No. 2019054799, Official Public Records of Williamson County, Texas.
29. Paloma Lake – Declarant Termination of Representative System of Voting, recorded as Document No. 2019057364, Official Public Records of Williamson County, Texas.
30. Paloma Lake – First Amendment to the Bylaws, recorded as Document No. 2019066871, Official Public Records of Williamson County, Texas.
31. Paloma Lake – Second Amendment to the Bylaws, recorded as Document No. 2019069505, Official Public Records of Williamson County, Texas.
32. Paloma Lake – First Supplement to Committee Charters, recorded as Document No. 2020008787, Official Public Records of Williamson County, Texas.
33. Paloma Lake – Resolution [Pools], recorded as Document No. 2020163835, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024078819**

Pages: 7 Fee: \$49.00

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OSALINAS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas