

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

The undersigned, being an officer of Espada 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 ESPADA RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 20250036122 AND 20250091474, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1. The name of the subdivision: Espada.
2. The name of the Association: Espada 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 Espada Master Covenant [Residential] recorded as Document No. 20240195655 in the Official Public Records of Bexar County, (the "Covenant").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Espada Residential Community, Inc., c/o CCMC, 7800 N. Dallas Parkway Suite 450, Plano, Texas 75024
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Espada Residential Community, Inc., c/o CCMC
Attn:	Andy Babbitt
Mailing Address:	7800 N. Dallas Parkway, Suite 450 Plano, Texas 75024
Telephone Number:	469-246-3500
Email Address:	ababbitt@ccmcnet.com

7. Website to access the Association's dedicatory instruments: <https://www.ccmcnec.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

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

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.

ESPADA RESIDENTIAL COMMUNITY, INC., a Texas
nonprofit corporation

By: 

Name: Nick Vela

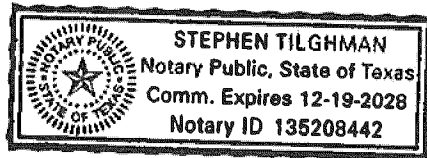
Title: Authorized Agent

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 Espada Residential Community, Inc., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: kstotts@winstead.com

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ATTACHMENT 1

1. Espada Master Covenant [Residential] recorded as Document No. 20240195655 in the Official Public Records of Bexar County, Texas.
 - a. First Amendment to Espada Master Covenant [Residential] recorded as Document No. 20250007853 in the Official Public Records of Bexar County, Texas.
2. Espada Development Area Declaration [Residential] recorded as Document No. 20240195716 in the Official Public Records of Bexar County, Texas.
 - a. Espada First Amendment to Development Area Declaration [Residential] recorded as Document No. 20250091089 in the Official Public Records of Bexar County, Texas.
3. Espada Adoption of Working Capital Assessment [Residential] recorded as Document No. 20240197138 in the Official Public Records of Bexar County, Texas.
4. Espada Community Manual recorded as Document No. 20240197153 in the Official Public Records of Bexar County, Texas.
 - a. First Supplement to Espada Community Manual recorded as Document No. 20250206795 in the Official Public Records of Bexar County, Texas.
5. First Amendment to Espada Master Covenant [Residential] recorded as Document No. 20250007853 in the Official Public Records of Bexar County, Texas.
6. Espada Notice of Applicability [Residential] Unit [1] recorded as Document No. 20250035759 in the Official Public Records of Bexar County, Texas.
7. Espada Notice of Applicability [Residential] Unit [2] recorded as Document No. 20250035745 in the Official Public Records of Bexar County, Texas.
8. Espada Notice of Applicability [Residential] Unit [15] recorded as Document No. 20250035744 in the Official Public Records of Bexar County, Texas.
9. Espada Notice of Applicability [Residential] Phase [1] recorded as Document No. 20250035736 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: 20250207172
Recorded Date: November 06, 2025
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**** 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 10:23 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk