

**FIRST AMENDED & RESTATED
MANAGEMENT CERTIFICATE
OF
TALAVERA RESIDENTIAL COMMUNITY, INC.**

THIS DOCUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF TALAVERA RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 22044917, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

The undersigned, being an officer of Talavera 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: Talavera.
2. The name of the Association: Talavera Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Hays County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Talavera recorded under Document No. 22026870, Official Public Records of Hays 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: Talavera Residential Community, Inc., 700 Market Street, Building 3, Cedar Park, Texas 78613.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Talavera Residential Community, Inc.

Mailing Address: 700 Market Street, Building 3, Cedar Park, Texas 78613

Attn: Doug Plas

Telephone Number: (512) 918-8100

Email Address: pamco@pamcotx.com

7. Website to access the Association's dedicatory instruments: <http://pamcotx.com>
8. Amount and description of fees related to property transfer in the subdivision:

The amount of the Working Capital Assessment is equal to \$100.00.

The Resale Certificate Fee is \$375.00.

The Transfer Fee is \$200.00

The Association transfer fee covers 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.

TALavera RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: Keri Rhodes
Name: Keri Rhodes
Title: Director

THE STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on 24 day of July, 2023, by
Keri Rhodes, the Director of Talavera Residential Community, Inc.,
a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Jenifer Kindel
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead, PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Talavera, recorded under Document No. 22026870, Official Public Records of Hays County, Texas.
2. Talavera Community Manual, recorded under Document No. 22027592, Official Public Records of Hays County, Texas.
3. Talavera Adoption of Working Capital Assessment, recorded under Document No. 22027554, Official Public Records of Hays County, Texas.
4. Talavera Memorandum of Agreement, recorded under Document No. 22029656, Official Public Records of Hays County, Texas.
5. Talavera Architectural Application and Approval, recorded under Document No. 22027593, Official Public Records of Hays County, Texas.
6. Talavera Notice of Exemption of Assessments, recorded under Document No. 22027570, Official Public Records of Hays County, Texas.
7. Notice of Plat Recordation for Talavera [Phase 1], recorded under Document No. 22038678, Official Public Records of Hays County, Texas.
8. Notice of Plat Recordation for Talavera [Phase 2], recorded under Document No. 22043844, Official Public Records of Hays County, Texas.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

23026660 CERTIFICATE
07/24/2023 03:54:05 PM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

