ELECTRONICALLY RECORDED 2023068747
Williamson County, Texas Total Pages: 6

AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF STONEWALL RANCH MASTER COMMUNITY, INC.

The undersigned, being an officer of Stonewall Ranch Master Community, Inc. (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 THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF STONEWALL RANCH MASTER COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2012004232, 2013111513 AND 2022072971 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

1. The name of the subdivision: Stonewall Ranch.

2. The name of the Association: Stonewall Ranch Master Community, Inc., a Texas nonprofit corporation.

3. The recording data for the subdivision: all of that certain real property located in Williamson County, Texas, made subject to that certain Stonewall Ranch Master Covenant, recorded under Document No. 2006016684, Official Public Records of Williamson County, Texas, as same may be amended from time to time (the "**Covenant**"), by the recording, from time to time, of one or more Notices of Applicability.

4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

5. The name and mailing address of the Association: Stonewall Ranch Master Community, Inc., c/o Goodwin Management, P.O. Box 203310, Austin, Texas 78720.

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Goodwin Management
Attn:	Community Manager
Mailing Address:	P.O. Box 203310, Austin, Texas 78720
Telephone Number:	855-289-6007
Email Address:	info@goodwintx.com

7. Website to access the Association's dedicatory instruments: www.goodwintx.com, use "find my community" search bar to locate the community webpage.

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - $300.00.

Transfer Fee - $275.00.

Resale Certificate Fee - $375.00
Update: $75.00
Rush Fees (delivery in advance of 10 business day requirement): $350.00 (1 business day); $250.00 (3 business days); $150.00 (5 business days); and $100.00 (7 business days).

Compliance Inspection Fee (optional) - $150.00

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.

[SIGNATURE PAGE FOLLOWS]

STONEWALL RANCH MASTER COMMUNITY, INC.,
a Texas nonprofit corporation

By: _____
Printed Name: Michael Slack
Title: Vice President

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 14th day of August, 2023 by Michael Slack, Vice President of Stonewall Ranch Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

DIANE M MARTINEZ
Notary ID #132015237
My Commission Expires
May 15, 2027

_____
Notary Public Signature

AFTER RECORDING RETURN TO:
Kristi E. Stotts, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
kstotts@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Stonewall Ranch Master Covenant, recorded under Document No. 2006016684, Official Public Records of Williamson County, Texas.

   (a) Stonewall Ranch First Amendment to Master Covenant, recorded under Document No. 2017087401, Official Public Records of Williamson County, Texas.

2. Development Area of Declaration [Section 2] for Stonewall Ranch Master Covenant, recorded, as Document No. 2006033480, Official Public Records of Williamson County, Texas.

   (b) First Amendment to the Development Area of Declaration [Section 2] for Stonewall Ranch Master Covenant, recorded under Document No. 2006100459, Official Public Records of Williamson County, Texas.

   (c) Second Amendment to the Development Area of Declaration [Section 2] for Stonewall Ranch Master Covenant, recorded under Document No. 200905849, Official Public Records of Williamson County, Texas.

   (d) Third Amendment to the Development Area of Declaration for Stonewall Ranch Master Covenant, recorded under Document No. 2014035731, Official Public Records of Williamson County, Texas.

3. Development Area Declaration – Stonewall Ranch [Residential], recorded under Document No. 2017087406, Official Public Records of Williamson County, Texas.

4. Notice of Applicability [Section 2] for Stonewall Ranch Master Covenant, recorded on as Document No. 2006033479, Official Public Records of Williamson County, Texas.

5. Notice of Applicability [Adding Section 3] for Stonewall Ranch Master Covenant, recorded under Document No. 2006111552, Official Public Records of Williamson County, Texas.

6. Stonewall Ranch Policies and Procedures Adopted Pursuant to the 82nd Texas Legislative Session, recorded under Document No. 2011066363, Official Public Records of Williamson County, Texas.

   (a) Stonewall Ranch Supplement to Policies and Procedures Adopted Pursuant to the 82nd Texas Legislative Session and Amendment to Bylaws, recorded under Document No. 2020013937, Official Public Records of Williamson County, Texas.

   (b) Stonewall Ranch Supplemental Policies and Procedures Adopted Pursuant to the 2021 Texas Legislative Session, recorded under Document No. 2021164997, Official Public Records of Williamson County, Texas.

   (c) Stonewall Ranch Supplemental Policies and Procedures Adopted Pursuant to the 2023 Texas Legislative Session, recorded under Document No. 2023068665, Official Public Records of Williamson County, Texas.

7. Stonewall Ranch Adoption of Working Capital Assessment, recorded under Document No. 2011085263, Official Public Records of Williamson County, Texas.

8. Stonewall Ranch Adoption of Xeriscaping Policy, recorded under Document No. 2014061915, Official Public Records of Williamson County, Texas.

9. Stonewall Ranch Adoption of Pool Rules, recorded under Document No. 2014061846, Official Public Records of Williamson County, Texas.

10. Notice of Applicability of Master Covenant and Development Area Declaration [Section Four & Five], recorded under Document No. 2017087602, Official Public Records of Williamson County, Texas.

11. Notice of Applicability of Master Covenant and Development Area Declaration [Section Six], recorded under Document No. 2018061191, Official Public Records of Williamson County, Texas.

12. Notice of Applicability of Master Covenant and Development Area Declaration [Section Seven], recorded under Document No. 2018070529, Official Public Records of Williamson County, Texas.

13. Notice of Applicability of Master Covenant and Development Area Declaration [Section Eight], recorded under Document No. 2019019520, Official Public Records of Williamson County, Texas.

14. Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section Nine], recorded under Document No. 2021024696, Official Public Records of Williamson County, Texas.

15. Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section Ten], recorded under Document No. 2021124440, Official Public Records of Williamson County, Texas.

16. Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section Twelve], recorded under Document No. 2022020268, Official Public Records of Williamson County, Texas.

17. Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section Eleven], recorded under Document No. 2023027438, Official Public Records of Williamson County, Texas.

18. Notice of Applicability of Master Covenant and Development Area Declaration [Adding Section Thirteen], recorded under Document No. 2023002223, Official Public Records of Williamson County, Texas.

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OFFICIAL PUBLIC RECORDS
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Pages: 6 Fee: $42.00
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Nancy E. Rister, County Clerk
Williamson County,Texas