

STATE OF TEXAS §
 §
COUNTY OF BELL §

VILLAGE OF SAGE MEADOWS (TEMPLE) HOMEOWNERS' ASSOCIATION, INC.
AMENDED MANAGEMENT CERTIFICATE

WHEREAS, the Village of Sage Meadows (Temple) Homeowners' Association, Inc. (the "Association") Property Owners Association Management Certificate was filed on July 6, 2014 and recorded as Document No. 201400024151, Official Public Records, Bell County, Texas;

WHEREAS, the Association now wishes to amend the Village of Sage Meadows (Temple) Homeowners' Association, Inc. Property Owners Association Management Certificate;

NOW, THEREFORE, the Association hereby repeals the Village of Sage Meadows (Temple) Homeowners' Association Inc. Property Owners Association Management Certificate in its entirety and replaces that document with this document.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Name of the Subdivision: **Village of Sage Meadows**
2. Legal Name of the Association: **Village of Sage Meadows (Temple) Homeowners' Association, Inc.**
3. Recording data for the Subdivision (Plat Recording information for land subject to the deed restrictions): **Plat D121A, Document Nos. 200900029706, 200900028898, 201000035874, 201100021914, 201100035632, and 201300000899 of the Official Public Records of Bell County, Texas.**
4. Recording data for the Declaration and Amendments:
 - a. Declaration of Covenants, Conditions, and Restrictions for Village of Sage Meadows, recorded as Document No. 200600055931, Official Public Records of Bell County, Texas;
 - b. First Amendment and Supplement to Declaration of Covenants, Conditions and Restrictions for Village of Sage Meadows, recorded as Document No. 201000030791, Official Public Records, Bell County, Texas;
 - c. Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Village of Sage Meadows, recorded as Document No. 201000045764, Official Public Records, Bell County, Texas.

5. Recording data for Additional Governing Documents:

- a. Bylaws of Village of Sage Meadows (Temple) Homeowners' Association, Inc., recorded as Document No. 200600060221, Official Public Records of Bell County, Texas;
- b. Amended and Restated Rules and Regulations of Village of Sage Meadows (Temple) Homeowners' Association, Inc., recorded as Document No. 201500047485, Official Public Records, Bell County, Texas.
- c. Notice of Dedicatory Instruments for Village of Sage Meadows (Temple) Homeowners' Association, Inc., recorded as Document No. 201500046987, Official Public Records of Bell County, Texas;
- d. Fine and Enforcement Policy for Village of Sage Meadows (Temple) Homeowners' Association, Inc., recorded as Document No. 201900049164, Official Public Records, Bell County, Texas;

6. Name and Mailing Address for Association:

Village of Sage Meadows (Temple) Homeowners' Association, Inc.
13915 N. Mopac Expressway, Ste. 105
Austin, Texas 78728
737-200-7965
communitymanagement@inframark.com

7. Name, Mailing Address, Telephone Number, and Email Address of Association Manager:

Inframark Community Management
13915 N. Mopac Expressway, Ste. 105
Austin, Texas 78728
737-200-7965
communitymanagement@inframark.com

8. Association Website: <https://home.inframark.com/?c=327>

9. The amount and description of all fees or charges by the Association relating to property transfer:

- a. Transfer Fee - \$375.00
- b. Resale Certificate Fee - \$375.00
- c. Updated Resale Certificate Fee: \$75.00
- d. Rush Fee: \$185.00 for 1-day rush; \$150.00 for 3-day rush; \$125.00 for 5-day rush
- e. Refinance Fee: \$100.00

Please plan ahead when ordering a resale certificate or update, by law the association as **10 business days** to provide the information once the request is received. The Resale certificate is a detailed document containing significant amounts of information including lot-specific information and it takes time to compile. The association has no duty to offer "rush" service. Should the association elect to offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining and official Resale Certificate and performing a comprehensive physical inspection of the property and common areas prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for containing the association in connection with the transfer of title. The registered agent for the association is on file with the Texas Secretary of State.

This management certificate is filed of record in **Bell County** Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or successor manager, or until termination of this Management Certificate is filed or recorded, whichever is sooner.

A handwritten signature in black ink, appearing to read 'Christina Kelley', written over a horizontal line.

Christina Kelley, Managing Agent

Village of Sage Meadows (Temple) Homeowners' Association, Inc.

Inframark Community Management

ACKNOWLEDGMENT**STATE OF TEXAS**

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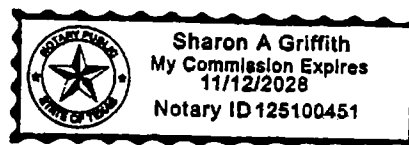
COUNTY OF BELL

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This instrument was acknowledged before me on the 18 day of June, 2025, by Christina Kelley, Managing Agent of Village of Sage Meadows (Temple) Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Sharon A. Griffith
Notary Public, State of Texas

Sharon A. Griffith
Printed or Typed Name
My Commission Expires: 11-12-28

**AFTER RECORDING, RETURN TO:**

Willatt & Flickinger, PLLC
12912 Hill Country Blvd., Ste. F-232
Austin, Texas 78738

M:\Inframark\managecert-vsm
06/03/2025



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2025033748

As

CERTIFICATE

Recorded On: July 14, 2025

Parties: VILLAGE OF SAGE MEADOWS TEMPLE HOMEOWNER'S
ASSOCIATION INC

Billable Pages: 4

To VILLAGE OF SAGE MEADOWS

Number of Pages: 5

Comment:

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$17.00
Total Fees:	\$22.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

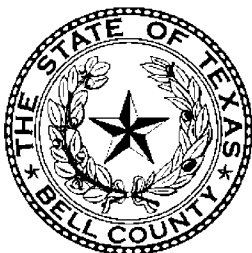
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2025033748
Receipt Number: 474237
Recorded Date/Time: 07/14/2025 8:59:47 AM
User / Station: langsdja - BCCCD0642

Record and Return To:

Willatt & Flickinger, PLLC



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk