

**MANAGEMENT CERTIFICATE
OF
BEYOND THE BEND MIXED-USE COMMUNITY, INC.**

The undersigned, being an officer of Beyond the Bend Mixed-Use 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: Beyond the Bend.
2. The name of the Association: Beyond the Bend Mixed-Use Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Bell County, Texas, made subject to that certain Beyond the Bend Master Covenant [Mixed-Use] recorded under Document No. 2023045847, in the Official Public Records of Bell County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Beyond the Bend Mixed-Use Community, Inc., 1955 Connell Street, Belton, Texas 76513.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Beyond the Bend Mixed-Use Community, Inc.,
Attn.:	Karen Scott
Mailing Address:	6231 Shallowford Road
	Temple, Texas
Telephone Number:	(254) 338-1351
Email Address:	karen@rileyscotthomes.com

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

Working Capital Assessment - \$0.00

Transfer Fee - \$0.00

Resale Certificate Fee - \$0.00

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 in the Official Public Records of Bell County, Texas.

[SIGNATURE PAGE FOLLOWS]

BEYOND THE BEND MIXED-USE COMMUNITY, INC.,
a Texas nonprofit corporation

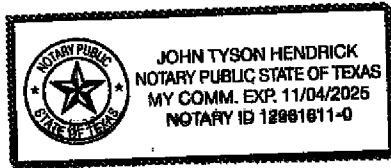
By: [Signature]
Name: Todd W. Scott
Title: Director

STATE OF TEXAS §

COUNTY OF Bell §

This instrument was acknowledged before me this VI day of October, 2023 by Todd W. Scott, the Director of Beyond the Bend Mixed-Use Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

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

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Beyond the Bend Master Covenant [Mixed-Use], recorded under Document No. 2023045847, Official Public Records of Bell County, Texas, as same may be amended from time to time.
2. Beyond the Bend Development Area Declaration [Multi-family], recorded under Document No. 2023045893, Official Public Records of Bell County, Texas, as same may be amended from time to time.
3. Beyond the Bend Community Manual [Mixed-Use], recorded under Document No. 2023045894, Official Public Records of Bell County, Texas, as same may be amended from time to time.

ATTACHMENT 1

BEYOND THE BEND MIXED-USE COMMUNITY, INC.
MANAGEMENT CERTIFICATE



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

Instrument Number: 2023045917

As

CERTIFICATE

Recorded On: October 13, 2023

Parties: BEYOND THE BEND MIXED-USE COMMUNITY INC

To BEYOND THE BEND

Comment:

Billable Pages: 4

Number of Pages: 5

(Parties listed above are for Clerks' reference only)

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

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$17.00
Total Fees:	\$23.00

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

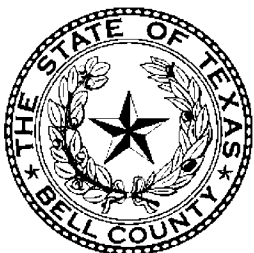
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2023045917
Receipt Number: 370335
Recorded Date/Time: 10/13/2023 11:00:16 AM
User / Station: fosterk - BCCCD0735

Record and Return To:

Winstead PC - Austin
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TX 78701



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