

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

January 24, 2024 09:33:27 AM

FEE: \$49.00

MANAGEMENT CERT

202401065

AMENDED AND RESTATED
MANAGEMENT CERTIFICATE
OF

THE COLONY HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of The Colony Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates, and replaces in its entirety that certain Management Certificate of The Colony Homeowners Association, Inc., recorded as Document No. 201809588 in the Official Public Records of Bastrop County, Texas.

1. The name of the subdivision: The Colony.
2. The name of the association: The Colony Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property out of Bastrop County, Texas, more particularly described on Exhibit A attached to that certain Amended Declaration of Covenants, Conditions and Restrictions for The Colony, recorded as Document No. 200005647, Official Public Records of Bastrop County, Texas, as amended (collectively, the "**Master Declaration**") and any property made subject to the Master Declaration by the recordation of a notice of addition of land.
4. The recording data for the Master Declaration with any amendments and/or supplements to the Covenant: The recording data for the Master Declaration 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 The Colony Homeowners Association, Inc., 368 Stephen F Austin Blvd, Bastrop, TX 78602.

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

Name: FirstService Residential
Attn: Peggy Spore
Mailing Address: 368 Stephen F Austin Blvd.
Bastrop, TX 78602
Telephone Number: 512.409.3044
Email Address: Peggy.Spore@fsresidential.com

7. Website to access the association's dedicatory instruments:
www.thecolony.connectresident.com

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

Transfer Fee - \$350.00

Resale Certificate Fee - \$375.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

THE COLONY HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: Kristi Rose-Zapp

Name: Kristi Rose-Zapp

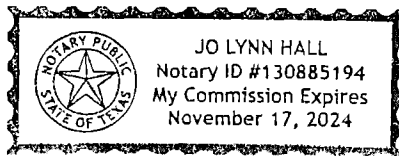
Title: President

THE STATE OF TEXAS §

COUNTY OF Bastrop §

This instrument was acknowledged before me on the 28 day of December 2023,
by Kristi Rose-Zapp the President of The Colony Homeowners Association, Inc., a
Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]
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

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Amended Declaration of Covenants, Conditions and Restrictions for The Colony, recorded as Document No. 200005647, Official Public Records of Bastrop County, Texas.
2. Declaration of Covenants, Conditions and Restrictions for The Colony, Section Two, recorded as Document No. 200107506, Official Public Records of Bastrop County, Texas.
3. Declaration of Covenants, Conditions and Restrictions for The Colony, Section Three, recorded as Document No. 200109390, Official Public Records of Bastrop County, Texas.
4. First Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, Section Three, recorded as Document No. 200204233, Official Public Records of Bastrop County, Texas.
5. Declaration of Covenants, Conditions and Restrictions for The Colony, Section Four, recorded as Document No. 200218921, Official Public Records of Bastrop County, Texas.
6. Declaration of Covenants, Conditions and Restrictions for The Colony, Section Five, recorded as Document No. 200300808, Official Public Records of Bastrop County, Texas.
7. Declaration of Covenants, Conditions and Restrictions for The Colony, Section Four-A, recorded as Document No. 200416771, Official Public Records of Bastrop County, Texas.
8. Declaration of Covenants, Conditions and Restrictions for The Colony, Section Six-A, recorded as Document No. 200418881, Official Public Records of Bastrop County, Texas.
9. Declaration of Covenants, Conditions and Restrictions for The Colony, Section Six-B, recorded as Document No. 200510132, Official Public Records of Bastrop County, Texas.
10. Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, Section Two, Three, Four, Four-A, Five, Six-A, Six-B, recorded as Document No. 200602512, Official Public Records of Bastrop County, Texas.
11. Declaration of Restrictive Covenants [Lots 1 and 2, Block A – The Colony, Section 1], recorded as Document No. 200602935, Official Public Records of Bastrop County, Texas.
12. Supplemental Declaration of Covenants, Conditions and Restrictions for The Colony, Section Four-B, recorded as Document No. 200603662, Official Public Records of Bastrop County, Texas.
13. Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1E, Section 1, recorded as Document No. 200618313, Official Public Records of Bastrop County, Texas.
14. Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1E, Section 1, recorded as Document No. 200714848, Official Public Records of Bastrop County, Texas.
15. Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1E, Section 1, recorded as Document No. 200808261, Official Public Records of Bastrop County, Texas.

16. The Colony Community Manual, recorded as Document No. 201114952, Official Public Records of Bastrop County, Texas.
17. Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, Section Two, Three, Four, Four-A, Five, Six-A, Six-B, MUD 1E, Section One, recorded as Document No. 201209556, Official Public Records of Bastrop County, Texas.
18. Third Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1E, Section 1, recorded as Document No. 201314895, Official Public Records of Bastrop County, Texas.
19. Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, Section Two, Three, Four, Four-A, Five, Six-A, Six-B, MUD 1E, Section One, recorded as Document No. 201415262, Official Public Records of Bastrop County, Texas.
20. Supplemental Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1E, Section 1, recorded as Document No. 201607819, Official Public Records of Bastrop County, Texas.
21. Supplemental Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1E, Section 2, recorded as Document No. 201607820, Official Public Records of Bastrop County, Texas.
22. Assignment and Assumption of Declarant Status and Rights Under the Declarations for The Colony, recorded as Document No. 201700664, Official Public Records of Bastrop County, Texas.
23. Third Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, Section Two, Three, Four, Four-A, Five, Six-A, Six-B, MUD 1E, Section One, MUD 1D, Section 1, MUD 1E, Section 2, recorded as Document No. 201713332, Official Public Records of Bastrop County, Texas, as corrected by that Non-Material Correction Instrument, recorded as Document 201715502, Official Public Records of Bastrop County, Texas.
24. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1E, Section 1, recorded as Document No. 201716276, Official Public Records of Bastrop County, Texas.
25. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, Section Two, Three, Four, Four-A, Five, Six-A, Six-B, MUD 1E, Section One, MUD 1D, Section 1, MUD 1E, Section 2, recorded as Document No. 201716297, Official Public Records of Bastrop County, Texas.
26. Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, Section Two, Three, Four, Four-A, Five, Six-A, Six-B, MUD 1E, Section One, MUD 1D, Section 1, MUD 1E, Section 2, recorded as Document No. 201918730, Official Public Records of Bastrop County, Texas.
27. Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, Section Two, Three, Four, Four-A, Five, Six-A, Six-B, MUD 1E, Section One, MUD 1D, Section 1, MUD 1E, Section 2, recorded as Document No. 202005579, Official Public Records of Bastrop County, Texas.
28. Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for The Colony, Section Two, Three, Four, Four-A, Five, Six-A, Six-B, MUD 1E, Section One, MUD 1D, Section 1, MUD 1E, Section 2, recorded as Document No. 202009282, Official Public Records of Bastrop County, Texas.

29. Deed Without Warranty The Colony MUD 1E, Section 1, recorded as Document No. 202012834, Official Public Records of Bastrop County, Texas.
30. Deed Without Warranty The Colony, Section Five, recorded as Document No. 202012835, Official Public Records of Bastrop County, Texas.
31. Deed Without Warranty The Colony, Section Four, recorded as Document No. 202012836, Official Public Records of Bastrop County, Texas.
32. Deed Without Warranty The Colony, Section Four-A, recorded as Document No. 202012837, Official Public Records of Bastrop County, Texas.
33. Deed Without Warranty The Colony, Section Four-B, recorded as Document No. 202012838, Official Public Records of Bastrop County, Texas.
34. Deed Without Warranty the Replat of The Colony, Section One, recorded as Document No. 202012839, Official Public Records of Bastrop County, Texas.
35. Deed Without Warranty The Colony, Section Six-A, recorded as Document No. 202012840, Official Public Records of Bastrop County, Texas.
36. Deed Without Warranty The Colony, Section Six-B, recorded as Document No. 202012841, Official Public Records of Bastrop County, Texas.
37. Deed Without Warranty The Colony, Section Three, recorded as Document No. 202012842, Official Public Records of Bastrop County, Texas.
38. Deed Without Warranty The Colony, Section Two, recorded as Document No. 202012843, Official Public Records of Bastrop County, Texas.
39. The Colony Supplement to Community Manual, recorded as Document No. 202101507, Official Public Records of Bastrop County, Texas.
40. First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1D, Section 1, Phases A and B, recorded as Document No. 202107008, Official Public Records of Bastrop County, Texas.
41. First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1E, Section 1, Phases A and B, recorded as Document No. 202107009, Official Public Records of Bastrop County, Texas.
42. Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1E, Section 2, Phases A and B, recorded as Document No. 202124098, Official Public Records of Bastrop County, Texas.
43. Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1D, Section 1, Phases A and B, recorded as Document No. 202124097, Official Public Records of Bastrop County, Texas.

44. Third Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1F, Section 1, Phases A and B, recorded as Document No. 202316688, Official Public Records of Bastrop County, Texas
45. Third Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1E, Section 2, Phases A and B, recorded as Document No. 202316691, Official Public Records of Bastrop County, Texas.
46. Fifth Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for The Colony, MUD 1E, Section 1, recorded as Document No. 202316692, Official Public Records of Bastrop County, Texas.