

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
THE MERCER CONDOMINIUM COMMUNITY, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF THE MERCER CONDOMINIUMS RECORDED AS DOCUMENT NO. 202306028142 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR THE MERCER CONDOMINIUM COMMUNITY, INC. IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

The undersigned, being an officer of Mercer Condominium Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: The Mercer Condominiums (the “**Condominium**”).
2. The name of the condominium community: The Mercer Condominium Community, Inc., a Texas non-profit corporation (the “**Association**”).
3. The location of the condominium: 2165 Gabriels Place, New Braunfels, TX 78130.
4. The recording data for the declaration: The Association is a Texas non-profit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Declaration of Condominium Regime for The Mercer Condominiums, recorded as Document No. 202306028115, Official Public Records of Comal County, Texas.
5. The mailing address of the association: The Mercer Condominium Community, Inc., c/o PAX Management, 615 Oxford Drive, #105, New Braunfels, Texas 78130.
6. The name and mailing address of the person managing the association: The Mercer Condominium Community, Inc., c/o PAX Management, Attn: Patrizia Vallieri, 615 Oxford Drive, #105, New Braunfels, Texas 78130.

[SIGNATURE PAGE FOLLOWS]

POOR QUALITY

This Certificate is effective as of the 6th day of OCTOBER, 2023

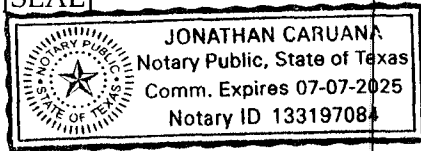
THE MERCER CONDOMINIUM COMMUNITY,
INC., a Texas non-profit corporation

By: [Signature]
Printed Name: MASSIMO CARUANA
Title: Director

THE STATE OF TEXAS §
COUNTY OF Comal §

This instrument was acknowledged before me on the 6 day of October,
2023, by Massimo Caruana, Director of The Mercer
Condominium Community, Inc., a Texas non-profit corporation, on behalf of said corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/06/2023 01:59:32 PM
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Bobbie Koepp