AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF SAGEBROOKE HOMEOWNERS ASSOCIATION, INC.

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED AS DOCUMENT NO. 20230176351, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR THE ASSOCIATION.

The undersigned, being an officer of Sagebrooke Homeowners Association, Inc., a Texas nonprofit corporation (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: Sagebrooke.

2. The name of the Association: Sagebrooke Homeowners Association, Inc., a Texas nonprofit corporation.

3. The recording data for the subdivision: All that certain real property situated in Bexar County, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sagebrooke, recorded under Document No. 20230174846, in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "**Declaration**").

4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.

5. The name and mailing address of the Association: Sagebrooke Homeowners Association, Inc., c/o Frontier Association Management, LLC, Attn: Carson Trainer, 9033 Aero Street, Suite 201, San Antonio, Texas 78217.

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

Name:	Sagebrooke Homeowners Association, Inc., c/o Frontier Association Management, LLC
Mailing Address:	9033 Aero Street, Suite 201 San Antonio, Texas 78217
Attn.:	Carson Trainer
Telephone Number:	(210) 233-1044
Email Address:	customerservice@frontierhoa.com

7. Website to access the Association's dedicatory instruments:

   https://www.frontierhoa.com

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

Working Capital Assessment - $500.00

Transfer Fee - $340.00

Resale Package 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 6th day of September, 2026.

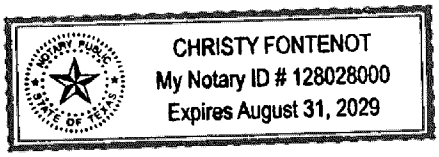
SAGEBROOKE HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

By: _____
Name: Tonda Alexander
Title: HOA President

STATE OF Texas §
§
COUNTY OF Bexar §

This instrument was acknowledged before me on the 15 day of September, 2026, by Tonda Alexander, as HOA President of Sagebrooke Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Christy Fontenot
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Mark D. Grobmyer, Esq.
Winstead PC
600 West 5th Street, Ste. 900
Austin, Texas 78701
Email: rburton@winstead.com
mgrobmyer@winstead.com

ATTACHMENT 1

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sagebrooke, recorded as Document No. 20230174846 in the Official Public Records of Bexar County, Texas.

    a. Supplemental Declaration of Annexation for Sagebrooke – Unit 2, recorded as Document No. 20240024735in the Official Public Records of Bexar County, Texas.

2. Sagebrooke Homeowners Association, Inc. Amended and Restated Bylaws, recorded as Document No. 20230174834, in the Official Public Records of Bexar County, Texas.

3. Sagebrooke Community Manual, recorded as Document No. 20230175926, in the Official Public Records of Bexar County, Texas.

4. Sagebrooke Adoption of Working Capital Assessment, recorded as Document No. 20230176036, in the Official Public Records of Bexar County, Texas.

File Information

eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number:	20260181799
Recorded Date:	September 16, 2026
Recorded Time:	10:50 AM
Total Pages:	5
Total Fees:	$37.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 9/16/2026 10:50 AM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk