

AFTER RECORDING RETURN TO:

Jennifer Cook Purcell, Esq.  
DLA Piper LLP (US)  
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Austin, Texas 78701  
jennifer.purcell@us.dlapiper.com

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
FOR  
THE CROSSVINE MASTER COMMUNITY, INC.**

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

1. The name of the subdivision: The Crossvine
2. The name of the Association: The Crossvine Master Community, Inc., a Texas nonprofit corporation
3. The recording data for the subdivision:

Lots 3 through 28, Block 1; Lots 1 through 7, Block 3; Lots 1 through 54, Block 4; and Lots 1 through 34, Block 5 of The Crossvine Module 1, Unit 1, situated in Bexar County, Texas according to the map or plat thereof recorded in Document Nos. 20140086699 - 20140086705 in the Official Public Records of Bexar County, Texas.

Lots 38 through 52, Lots 54 through 78, and Lots 80 through 87, Block 3 set forth in that plat entitled, The Crossvine Module 1, Unit 2, Phase A, situated in Bexar County, Texas according to the map or plat thereof recorded in Document Nos. 20160231706 – 20160231711 in the Official Public Records of Bexar County, Texas.

Lots 2 through 8 and Lots 10 through 38, Block 1; and Lots 1 through 8, Lots 10 through 16, Lots 18 through 23, Lots 25 through 31, and Lots 33 through 40, Block 2 set forth in that plat entitled, The Crossvine Module 1, Unit 2, Phase B, situated in Bexar County, Texas according to the map or plat thereof recorded Document Nos. 20160231712 - 20160231715 in the Official Public Records of Bexar County, Texas.

Lots 1 through 23, Block 1; Lots 1 through 32, Block 2; Lots 1 through 17, Block 3; and Lots 1 through 6, Block 4 set forth in that plat entitled, The Crossvine Module 1, Unit 3, Phase A, situated in Bexar County, Texas according to the map or plat thereof in Document Nos. 20190116587 - 20190116592 in the Plat Records of Bexar County, Texas; as amended by Lots 21 through 23, Block 1; Lots 23 through 27, Block 2; Lots 6 through 13, Block 3; Lot 6, Block 4 of The Crossvine Module 1, Unit 3, Phase A, a subdivision located in Bexar County, Texas, according to the map or plat thereof recorded in Document No. 20200054734 in the Plat Records of Bexar County, Texas.

Lots 7 through 22, Block 4; and Lots 1 through 18 and Lots 20 through 25, Block 5 of The Crossvine Module 1, Unit 3, Phase B, a subdivision located in Bexar County, Texas according to the map or plat thereof recorded as Document Nos. 20200156120 - 20200156122 in the Official Public Records of Bexar County, Texas; as amended by Lots 17 and 23, Block 4 of The Crossvine Module 1, Unit 3, Phase B, a subdivision located in Bexar County, Texas, according to the map or plat thereof recorded in Document No. 20210163668 in the Plat Records of Bexar County, Texas.

Lots 2 through 36, Block 1; Lots 2 through 9, Block 2; Lots 2 through 18, Block 3; Lots 1 through 10 and Lots 12 through 15, Block 4; Lots 1 and 2, Block 7 set forth in that plat entitled, The Crossvine Module 1, Unit 4, Phase A, situated in Bexar County, Texas, according the plat or map thereof recorded in Document Nos. 20170016866 – 20170016871 in the Official Public Records of Bexar County, Texas.

Lots 19 through 34 and Lots 36 through 39 and Lots 41 through 45, Block 3; Lots 3 through 18, Block 7; Lots 1 through 8 and Lots 10 through 13, Block 8; and Lots 1 through 14, Block 9 of The Crossvine Module 1, Unit 4, Phase B, a subdivision according to the plat or map thereof recorded under Document Nos. 20190232032 - Doc. 20190232035 in the Official Public Records of Bexar County, Texas.

4. The recording data for the declaration:

- (a) The Crossvine Master Covenant, recorded as Document No. 20140105047, Official Public Records, Bexar County, Texas.
  - i. First Amendment to Master Covenant for The Crossvine, recorded as Document No. 20160004953, Official Public Records, Bexar County, Texas.
- (b) The Crossvine Development Area Declaration [Residential], recorded as Document No. 20140105256, Official Public Records, Bexar County, Texas.
  - i. The Crossvine First Amendment to Development Area Declaration [Residential], recorded as Document No. 20160004954, Official Public Records, Bexar County, Texas.
- (c) The Crossvine Notice of Applicability [Residential][Module 1, Unit 1], recorded as Document No. 20140105652, Official Public Records, Bexar County, Texas.
- (d) The Crossvine Notice of Applicability [Residential][Module 1, Unit 2-Phase A], recorded as Document No. 20160236942, Official Public Records, Bexar County, Texas.
- (e) The Crossvine Notice of Applicability [Residential][Module 1, Unit 2-Phase B], recorded as Document No. 20160236943, Official Public Records, Bexar County, Texas.
- (f) The Crossvine Notice of Applicability [Residential][Module 1, Unit 3-Phase A], recorded as Document No. 20190117479, Official Public Records, Bexar County,

Texas; as amended by The Crossvine [Module 1, Unit 3-Phase A] Amended Notice of Applicability [Residential], recorded as Document No. 20200192750, Official Public Records, Bexar County, Texas.

- (g) The Crossvine Notice of Applicability [Residential][Module 1, Unit 3-Phase B], recorded as Document No. 20200192762, Official Public Records, Bexar County, Texas.
- (h) The Crossvine Notice of Applicability [Residential] [Module 1, Unit 4], recorded as Document No. 20150104728, Official Public Records, Bexar County, Texas.
  - i. The Crossvine Notice of Plat Recordation [Module 1, Unit 4-Phase A], recorded as Document No. 20170178944, Official Public Records, Bexar County, Texas.
  - ii. The Crossvine Notice of Plat Recordation [Module 1, Unit 4-Phase B], recorded as Document No. 20200234340, Official Public Records, Bexar County, Texas.
- (i) The Crossvine Amended and Restated Community Manual, recorded as Document No. 20160004955, Official Public Records, Bexar County, Texas.
- (j) The Crossvine Community Enhancement Covenant, recorded as Document No. 20190077089, Official Public Records, Bexar County, Texas.
  - i. The Crossvine Amendment and Termination of Community Enhancement Covenant, recorded as Document No. 20210210736, Official Public Records, Bexar County, Texas.
- (k) The Crossvine Design Guidelines [Residential], recorded as Document No. 20140105692, Official Public Records, Bexar County, Texas.
  - i. The Crossvine First Amendment to Design Guidelines [Residential], recorded as Document No. 20160238304, Official Public Records, Bexar County, Texas.
  - ii. The Crossvine Second Amendment to Design Guidelines [Residential], recorded as Document No. 20200146860, Official Public Records, Bexar County, Texas.
- (l) The Crossvine Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 20160091398, Official Public Records, Bexar County, Texas.
  - i. The Crossvine Second Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 20180248575, Official Public Records, Bexar County, Texas.

- ii. The Crossvine Third Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 20210210737, Official Public Records, Bexar County, Texas.
- (m) The Crossvine Amended and Restated Adoption of the Crossvine Reviewer Fee, recorded as Document No. 20180035437, Official Public Records, Bexar County, Texas.
- (n) The Crossvine Memorandum of Agreement, recorded as Document No. 20150190975, Official Public Records, Bexar County, Texas.
- (o) The Crossvine Partial Assignment of Declarant's Rights, recorded as Document No. 20150190976, Official Public Records, Bexar County, Texas.
- (p) The Crossvine Shared Common Areas and Amenities and Cost Sharing Agreement, recorded as Document No. 20150223288, Official Public Records, Bexar County, Texas.
- (q) The Crossvine Notice of Dedicatory Instruments, recorded as Document No. 20150065403, Official Public Records, Bexar County, Texas.
- 5. The name and mailing address of the Association: The Crossvine Master Community, Inc., a Texas nonprofit corporation, 314 E. Commerce Street, Suite 600, San Antonio, Texas 78205.
- 6. The mailing address of the person managing the Association:  
  
Name: Capital Consultant Management Company (CCMC)  
c/o Amanda Martinez and Kristine Spirt  
Mailing Address: 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024  
Phone Number: 972-246-3500  
Email: [ccmctx@ccmcnet.com](mailto:ccmctx@ccmcnet.com)
- 7. Association website: <http://www.thecrossvinepoa.com>
- 8. Fees charged by the Association relating to a property transfer in the subdivision:
  - (a) Working Capital Fee: One-time fee in the amount of \$650.00 plus the amount equaling the Transfer Price multiplied by one-fourth of one percent (0.25%), payable to the Association immediately upon the transfer of title of a Lot or Condominium Unit from an Owner to a subsequent purchaser or transferee, unless otherwise exempt pursuant to *Section 5.08* of the Master Covenant. The term "Transfer Price" means the greater of: (i) the sales price paid by the purchaser of the Lot or Condominium Unit; or (ii) the value of the Lot or Condominium Unit, including any Improvements or betterments constructed thereon, as determined by the Bexar County Appraisal District in their most recent valuation of such Lot or Condominium Unit for ad valorem tax purposes. For purposes of clause (ii) of the immediately preceding sentence, "valuation" means the appraised value without giving effect to any applicable tax exemptions.

(b) Resale Certificate/Lien Estoppel Fee: \$345.00

9. Amendment and Restatement. This Amended and Restated Management Certificate for The Crossvine Master Community, Inc., a Texas nonprofit corporation does hereby amend and restate in its entirety the Management Certificate for The Crossvine Master Community, Inc., recorded as Document No. 20200253839, Official Public Records, Bexar County, Texas.

*[Signature Page Follows]*

This Certificate is effective as of the 8<sup>th</sup> day of September, 2021.

THE CROSSVINE MASTER COMMUNITY, INC.,  
a Texas nonprofit corporation

By: *Christopher K. Price*

Name: Christopher K. Price

Title: President

THE STATE OF TEXAS

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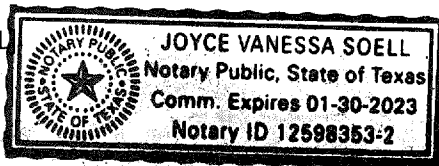
COUNTY OF Bexar

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This instrument was acknowledged before me on this 8<sup>th</sup> day of September, 2021, by Christopher K. Price, President of The Crossvine Master Community, Inc., a Texas nonprofit corporation, on behalf of such nonprofit corporation.

[SEAL]



*Joyce V. Soell*  
Notary Public Signature

Joyce V. Soell

**File Information**

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

**Document Number:** 20210263827  
**Recorded Date:** September 22, 2021  
**Recorded Time:** 8:34 AM  
**Total Pages:** 7  
**Total Fees:** \$46.00

**\*\* 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: 9/22/2021 8:34 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk