

**FOURTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
CF AND GV RESIDENTIAL COMMUNITY, INC.**

**THIS DOCUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR CF AND GV RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE CERTAIN MANAGEMENT CERTIFICATES RECORDED AS DOCUMENT NOS. 202399007684, 20239902241, 202499008103 AND 202499031333, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.**

The undersigned, being an officer of CF and GV Residential 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: Cibolo Farms and Grace Valley.
2. The name of the Association: CF and GV Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Guadalupe County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Cibolo Farms and Grace Valley, recorded as Document No. 202399005961 in the Official Public Records of Guadalupe County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the declaration: See Exhibit "A"
5. The name and mailing address of the association: CF and GV Residential Community, Inc.; c/o CCMC, 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Capital Consultant Management Company (CCMC)

Attn: Community Manager

Mailing Address: 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024

Telephone Number: 469-246-3500

Email Address: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:  
<https://www.lifeatgracevalley.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 - \$1,200.00.

Returned Payment Fee - \$30.00 for each returned item.

Lender Questionnaire:

\$200.00 per questionnaire (standard format).

\$300.00 per questionnaire (custom format).

Resale Trustee/Lender Sale - \$375.00 per transaction.

Refinance/Lien Estoppel - \$200.00 per transaction.

Resale Disclosure/Lien Estoppel - \$375.00 per lot (\$50 per lot for Developer to Builder).

Resale Disclosure Update - \$75.00.

*[SIGNATURE PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

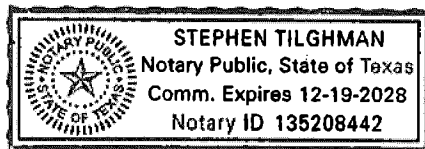
**CF AND GV RESIDENTIAL COMMUNITY,  
INC.,** a Texas non-profit corporation

By: [Signature]  
Name: Nick Vela  
Title: Authorized Agent

STATE OF TEXAS                      §  
   §  
COUNTY OF Bexar                      §

This instrument was acknowledged before me this 16 day of December, 2025  
by Nick Vela, Authorized Agent of CF and GV Residential Community, Inc.,  
a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
Email: [kstotts@winstead.com](mailto:kstotts@winstead.com)

EXHIBIT "A"

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Cibolo Farms and Grace Valley, recorded under Document No. 202399005961, Official Public Records of Guadalupe County, Texas.
2. Cibolo Farms and Grace Valley Community Manual, recorded under Document No. 202399007587, Official Public Records of Guadalupe County, Texas.
  - a. Cibolo Farms and Grace Valley Supplement to the Community Manual, recorded under Document No. 202399022414, Official Public Records of Guadalupe County, Texas.
3. Cibolo Farms and Grace Valley Adoption of Working Capital Assessment, recorded under Document No. 202399006839, Official Public Records of Guadalupe County, Texas.
  - a. Cibolo Farms and Grace Valley Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 202599031634, Official Public Records of Guadalupe County, Texas.
4. Cibolo Farms and Grace Valley Notice of Plat Recordation [Grace Valley Ranch, Phase 3A], recorded under Document No. 202599027890, Official Public Records of Guadalupe County, Texas.

202599031723

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
12/17/2025 02:40:58 PM PAGES: 4 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*