

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SUNSET HILLS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Sunset Hills Residential Community, Inc. (the "**Association**"), 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 Sunset Hills Residential Community, Inc., recorded as Document No. 18025661, in the Official Public Records of Hays County, Texas

1. The name of the subdivision: Sunset Hills.
2. The name of the Association: Sunset Hills Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Hays County, Texas subject to that certain Declaration of Covenants, Conditions and Restrictions for Sunset Hills, recorded under Document No. 18025390, Official Public Records of Hays County, Texas (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
1. The name and mailing address of the Association: Sunset Hills Residential Community, Inc., c/o Colby Property Management, 205 Paloma Dr., Temple, Texas 76502.
2. The name, mailing address, telephone number, email address of the person managing the Association:

Name:	Colby Property Management
Attn:	Glen Colby
Mailing Address:	205 Paloma Dr., Temple, Texas 76502
Telephone Number:	512-826-0500
Email Address:	Manager@ColbyHOA.com
3. Website to access the Association's dedicatory instruments:
www.sunsethillskyle.com
4. Amount and description of fees related to property transfer in the subdivision:
The amount of the Working Capital Assessment is \$150.00 The Association resale

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certificate fee is \$250.00. The Association transfer fee is \$150.00. The Association resale certificate fee and transfer fee cover all costs that the Association incurs when transferring ownership records from the seller to the buyer(s).

[SIGNATURE PAGE FOLLOWS]

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

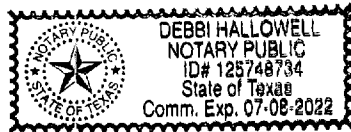
SUNSET HILLS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Shawna Kirkpatrick
Name: Shawna A Kirkpatrick
Title: President

STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 9th day of November, 2021, by Shawna A Kirkpatrick, the President of SUNSET HILLS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit 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

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EXHIBIT "A"**RECORDING DATA FOR THE DECLARATION
AND ANY AMENDMENTS OR SUPPLEMENTS TO THE DECLARATION**

1. Declaration of Covenants, Conditions and Restrictions for Sunset Hills, recorded as Document No. 18025390, Official Public Records of Hays County, Texas.
2. Sunset Hills Adoption of Working Capital Assessment, recorded as Document No. 18025656, Official Public Records of Hays County, Texas.
3. Notice of Plat Recordation [Sunset Hills Phase One], recorded as Document No. 18025663, Official Public Records of Hays County, Texas.
4. Sunset Hills Community Manual, recorded as Document No. 18025658, Official Public Records of Hays County, Texas.
5. Notice of Plat Recordation [Sunset Hills Phase Two], recorded as Document No. 20039230, Official Public Records of Hays County, Texas.
6. Notice of Easement and Designation of Common Area [Retaining Walls and Landscaping], recorded as Document No. 21007267, Official Public Records of Hays County, Texas.
7. Sunset Hills First Supplement to Community Manual, recorded under Document No. _____
21062682, Official Public Records of Hays County, Texas.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

21062807 AMENDMENT
11/15/2021 08:34:16 AM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

