

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
PUNTA VERDE RESIDENTIAL COMMUNITY, INC.

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. 20250177798, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

The undersigned, being an officer of Punta Verde Residential Community, Inc. (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: Punta Verde.
2. The name of the Association: Punta Verde Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property located in Bexar County, Texas, as more particularly described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Punta Verde, recorded under Document No. 20250177797, Official Public Records of Bexar County, Texas, as may be amended from time to time (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.
5. The name and mailing address of the Association: Punta Verde Residential Community, Inc., c/o Lifetime HOA Management, 18585 Sigma Road, Suite 104, San Antonio, Texas 78258, Attn.: Rey Saucedo.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name:	Lifetime HOA Management
Mailing Address:	18585 Sigma Road, Suite 104, San Antonio, Texas 78258, Attn.: Rey Saucedo.
Telephone Number::	210-504-8484
Email Address:	rey@lifetimehoamanagement.com
7. Website to access the Association's dedicatory instruments:

<https://lifetimehoamanagement.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 - \$400.00.

Transfer Fee - \$375.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

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

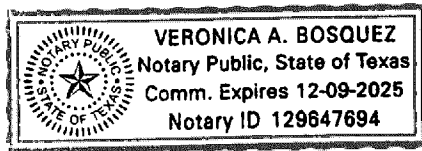
PUNTA VERDE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Cathy Teague
Name: Cathy Teague
Title: HOA President

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 8th day of October, 2025,
by Cathy Teague the HOA President of
PUNTA VERDE RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf
of said nonprofit corporation.

(SEAL)



Veronica A. Bosquez
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. Fifth Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

(SIGNATURE PAGE)

PUNTA VERDE RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Punta Verde, recorded as Document No. 20250177797, Official Public Records of Bexar County, Texas.
2. Amended and Restated Punta Verde Adoption of Working Capital Assessment, recorded as Document No. 20250190196, Official Public Records of Bexar County, Texas.
3. Amended and Restated Punta Verde Community Manual, recorded as Document No. 20250190201, Official Public Records of Bexar County, Texas.
4. Amended and Restated Punta Verde Notice of Plat Recordation [Punta Verde Unit 1], recorded as Document No. 20250190199, Official Public Records of Bexar County, Texas.

EXHIBIT "A"

PUNTA VERDE RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

File Information

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

Document Number: 20250190246
Recorded Date: October 14, 2025
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**** 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: 10/14/2025 8:39 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk