

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
ELLIS RANCH ESTATES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Ellis Ranch Estates Residential Community, Inc., a Texas nonprofit corporation (“**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF ELLIS RANCH ESTATES RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2310911, OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS.

1. The name of the subdivision: Ellis Ranch Estates.
2. The name of the Association: Ellis Ranch Estates Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Ellis County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Ellis Ranch Estates, recorded under Document No. 2310833 in the Official Public Records of Ellis 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: Ellis Ranch Estates Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002, Attn: Jenn Barnes-Callahan
Telephone Number::	(972) 359-1548 x143
Email Address:	managementcertificate@nmitx.com

7. Website to access the Association’s dedicatory instruments:
<https://neighborhoodmanagement.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 - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00

Optional Inspection Fee - \$150.00

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 date this instrument is Recorded.

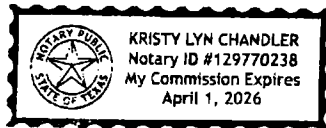
**ELLIS RANCH ESTATES RESIDENTIAL COMMUNITY,
INC.,**
a Texas nonprofit corporation

By: [Signature]
Name: Jed Dolson
Title: President

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me on the 5 day of October, 2023 by
Jed Dolson, the President of Ellis Ranch Estates
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

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Ellis Ranch Estates, recorded under Document No. 2310833 in the Official Public Records of Ellis County, Texas.
2. Ellis Ranch Estates Community Manual, recorded under Document No. 2310879 in the Official Public Records of Ellis County, Texas.
 - a. Ellis Ranch Estates First Supplement to Community Manual, recorded under Document No. 2329958 in the Official Public Records of Ellis County, Texas.
3. Ellis Ranch Estates Adoption of Working Capital Assessment, recorded under Document No. 2310876 in the Official Public Records of Ellis County, Texas.
4. Ellis Ranch Estates Notice of Plat Recordation, recorded under Document No. 2329960 in the Official Public Records of Ellis County, Texas.

ATTACHMENT 1

ELLIS RANCH ESTATES RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

4857-9445-1321v.1 58059-64

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hughes Valley