ELECTRONICALLY RECORDED 2022005789
Williamson County, Texas Total Pages: 6

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
PALMERA RIDGE MASTER COMMUNITY, INC.

The undersigned, being an officer of Palmera Ridge Master 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 PALMERA RIDGE MASTER COMMUNITY, INC. HOA MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. 2019088594 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

1. The name of the subdivision: Palmera Ridge.

2. The name of the Association: Palmera Ridge Master Community, Inc., a Texas nonprofit corporation.

3. The recording data for the subdivision: That certain real property in Williamson County, Texas, as described on Exhibit "A to that certain Palmera Ridge Master Covenant, recorded under Document No. 2015012973, Official Public Records of Williamson County, Texas (the "**Covenant**").

4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant 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 Palmera Ridge Master Community, Inc., c/o KiTH Management Services, PO Box 700443, San Antonio, TX 78270.

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Kith Management Services
Attn:	Denise Gehrmann-Jimenez
Mailing Address:	PO Box 700443, San Antonio, TX 78270
Telephone Number::	210-585-2386
Email Address:	info@kithmanagement.com

7. Website to access the Association's dedicatory instruments: www.palmeraridgehoa.nabrnetwork.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 - $175.00.

Resale Certificate Fee - $250.00.

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.

[SIGNATURE PAGE FOLLOWS]

PALMERA RIDGE MASTER COMMUNITY, INC., a Texas nonprofit corporation

By: _____
Name: Blake J. Magee
Title: President

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 12th day of January, 2022 by Blake Magee, President of Palmera Ridge Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

HOLLY H. FULLERTON
Notary Public, State of Texas
Comm. Expires 05-29-2024
Notary ID 132499027

Holly H. Fullerton
Notary Public Signature

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Palmera Ridge Master Covenant, recorded as Document No. 2015012973, Official Public Records of Williamson County, Texas.
2. Palmera Ridge Community Manual, recorded as Document No. 2015013725, Official Public Records of Williamson County, Texas.
3. Palmera Ridge Development Area Declaration - Residential, recorded as Document No. 2015064512, Official Public Records of Williamson County, Texas.
4. Palmera Ridge Design Guidelines - Residential, recorded as Document No. 2015064521, Official Public Records of Williamson County, Texas.
5. Palmera Ridge Notice of Applicability and Supplement to Design Guidelines – Residential – Section 1, recorded as Document No. 2015064684, Official Public Records of Williamson County, Texas.
6. Palmera Ridge Notice of Applicability and Supplement to Design Guidelines – Residential – Section 2, recorded as Document No. 201506652, Official Public Records of Williamson County, Texas.
7. Palmera Ridge Notice of Applicability – Residential – Section 3, recorded as Document No. 2016057096, Official Public Records of Williamson County, Texas.
8. Palmera Ridge Notice of Applicability – Residential – Section 4, recorded as Document No. 2017010809, Official Public Records of Williamson County, Texas.
9. Palmera Ridge First Amendment to Design Guidelines - Residential, recorded as Document No. 2017030036, Official Public Records of Williamson County, Texas.
10. Palmera Ridge First Amendment to Master Covenant, recorded as Document No. 2017058592, Official Public Records of Williamson County, Texas.
11. Palmera Ridge Second Amendment to Design Guidelines - Residential, recorded as Document No. 2017032175, Official Public Records of Williamson County, Texas.
12. Palmera Ridge Third Amendment to Design Guidelines - Residential, recorded as Document No. 2017048608, Official Public Records of Williamson County, Texas.
13. Palmera Ridge Fourth Amendment to Design Guidelines - Residential, recorded as Document No. 2017056471, Official Public Records of Williamson County, Texas.
14. Palmera Ridge Amendment to Development Area Declaration - Residential, recorded as Document No. 2017058771, Official Public Records of Williamson County, Texas.
15. Palmera Ridge Supplement to Community Manual, recorded as Document No. 2017058808, Official Public Records of Williamson County, Texas.
16. Palmera Ridge Notice of Applicability – Residential – Section 8, recorded as Document No. 2018031757, Official Public Records of Williamson County, Texas.
17. Palmera Ridge Second Amendment to Master Covenant, recorded as Document No. 2018084239, Official Public Records of Williamson County, Texas.

18. Palmera Ridge Second Supplement to Community Manual, recorded as Document No. 2018084242, Official Public Records of Williamson County, Texas.

19. Palmera Ridge Notice of Applicability – Residential – Section 5, recorded as Document No. 2019016248, Official Public Records of Williamson County, Texas.

20. Palmera Ridge Adoption of Working Capital Assessment, recorded as Document No. 2019029341, Official Public Records of Williamson County, Texas.

21. Palmera Ridge Fifth Amendment to Design Guidelines - Residential, recorded as Document No. 2019030698, Official Public Records of Williamson County, Texas.

22. Palmera Ridge Notice of Applicability – Residential – Section 9, recorded as Document No. 2019047086, Official Public Records of Williamson County, Texas.

23. Palmera Ridge Notice of Applicability – Residential – Section 1, recorded as Document No. 2019108652, Official Public Records of Williamson County, Texas.

24. Palmera Ridge Second Amendment to Development Area Declaration - Residential, recorded as Document No. 2020061767, Official Public Records of Williamson County, Texas.

25. Palmera Ridge Notice of Applicability – Residential – Section 6, recorded as Document No. 2020097176, Official Public Records of Williamson County, Texas.

26. Palmera Ridge Third Amendment to Development Area Declaration - Residential, recorded as Document No. 2020097177, Official Public Records of Williamson County, Texas.

27. Palmera Ridge Notice of Applicability – Residential – Section 11, recorded as Document No. 2020118585, Official Public Records of Williamson County, Texas.

28. Palmera Ridge Notice of Applicability – Residential – Section 7, recorded as Document No. 2020045531, Official Public Records of Williamson County, Texas.

29. Palmera Ridge Notice of Applicability – Residential – Palmera Bluff Sections 3 & 5, recorded as Document No. 2021066945, Official Public Records of Williamson County, Texas.

30. Palmera Ridge First Supplement to Community Manual, recorded as Document No. _____, Official Public Records of Williamson County, Texas.

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022005789

Pages: 6 Fee: $46.00
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Nancy E. Rister, County Clerk
Williamson County,Texas