

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
HUNT VILLAS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Hunt Villas 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: Hunt Villas.
2. The name of the Association: Hunt Villas Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Hunt Villas, a subdivision in Bexar County, Texas, according to the plats recorded under Document No. 20200247712 in the Official Public Records of Bexar County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Hunt Villas Residential Community, Inc., c/o FirstService Residential, 3424 Paesanos Pkwy, Ste 100, Shavano Park, Texas 78231
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential
Attn: Monique Trevino
Mailing Address: 3424 Paesanos Pkwy, Ste 100, Shavano Park, Texas 78231
Telephone Number: (512) 852-7630
Email Address: Monique.Trevino@fsresidential.com

7. Website to access the Association's dedicatory instruments:
<https://huntvillasresidential.connectresident.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 - \$350.00.

Resale Certificate - \$375.00.

Rush Fees: (3-5 days - \$75; 1-2 days - \$125).

For fees related to expedited delivery, updates, or questionnaire responses, please contact the management company for additional information.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

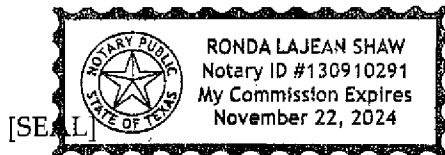
The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**HUNT VILLAS RESIDENTIAL COMMUNITY,
INC.,** a Texas non-profit corporation

By: K. Rose Zapp
Name: Kristie Rose Zapp
Title: President

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me this 11th day of January, 2024
by Kristie Rose Zapp, Managing Agent of Hunt Villas Residential Community, Inc., a
Texas non-profit corporation, on behalf of said non-profit corporation.



Ronda Shaw
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
avaldez@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Hunt Villas - Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20210084622, Official Public Records of Bexar County, Texas.
2. Hunt Villas – Adoption of Working Capital Assessment, recorded as Document No. 20210087472, Official Public Records of Bexar County, Texas.
3. Hunt Villas – Community Manual, recorded as Document No. 20210087473, Official Public Records of Bexar County, Texas.
4. Hunt Villas – Notice of Easement Designation, recorded as Document No. 20210105950, Official Public Records of Bexar County, Texas.
5. Hunt Villas – Supplement to Community Manual, recorded as Document No. 20210309812, Official Public Records of Bexar County, Texas.

File Information

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

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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: 1/11/2024 4:01 PM



Lucy Adame-Clark

Lucy Adame-Clark
Bexar County Clerk