AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF COURTLAND PLACE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Courtland Place 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 Courtland Place Residential Community, Inc., recorded as Document No. 20200015114, in the Official Public Records of Bexar County, Texas.

1. The name of the subdivision: Courtland Place.

2. The name of the Association: Courtland Place Residential Community, Inc., a Texas non-profit corporation.

3. The recording data for the subdivision: Lots 15 through 23, Block 5, Courtland Place - IDZ, a subdivision located in Bexar County, Texas, according to the map or plat thereof recorded under Document No. 20190066399 in the Official Public Records of Bexar County, Texas, and under Volume 20001, Page 963, in the Plat Records of Bexar County, Texas.

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 Courtland Place Residential Community, Inc., c/o Diamond Association Management and Consulting, 14603 Huebner Road, Bldg. 40, San Antonio, TX 78230.

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

Name:	Rodney Herrera
Mailing Address:	14603 Huebner Road, Bldg. 40, San Antonio, TX 78230.
Telephone Number::	(210) 561-0606
Email Address:	resales@damctx.com

7. Website to access the Association's dedicatory instruments: www.CourtlandPlaceHOA.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 - $750.00.

Transfer Fee - $175.00.

Advance Assessments - $657.00 quarterly.

Resale Certificate Fee - $175.00.

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]

COURTLAND PLACE RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation

By: _____
Rodney Herrera, Managing Agent

STATE OF TEXAS §
§
COUNTY OF Bexar §

This instrument was acknowledged before me this 1st day of Sept., 2021 by Rodney Herrera, Managing Agent of Courtland Place Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

NOTARY PUBLIC
Yvonne Lopez
Exp. 07/15/2025
ID No. 7089429
STATE OF TEXAS

_____
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 DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions, and Restrictions for Courtland Place, recorded as Document No. 20200014081, in the Official Public Records of Bexar County, Texas.

2. Courtland Place Adoption of Working Capital Assessment, recorded as Document No. 20200015112, in the Official Public Records of Bexar County, Texas.

3. Courtland Place Community Manual, recorded as Document No. 20200015113, in the Official Public Records of Bexar County, Texas.

4. Courtland Place First Supplement to Community Manual, recorded as Document No. **20210250923**, in the Official Public Records of Bexar County, Texas.

File Information

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

Document Number:	20210254360
Recorded Date:	September 13, 2021
Recorded Time:	2:16 PM
Total Pages:	5
Total Fees:	$38.00

**** 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: 9/13/2021 2:16 PM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk