TREC#141376

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WESTPOINTE MASTER COMMUNITY, INC.

The undersigned, being an officer of Westpointe 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 Property Owners Management Certificate of Fronterra at Westpointe, recorded as Document No. 20190009459, in the Official Public Records of Bexar County, Texas.

1. The name of the subdivision: Fronterra at Westpointe.

2. The name of the association: Westpointe Master Community, Inc., a Texas non-profit corporation.

3. The recording data for the subdivision: All of that certain real property in Bexar County, Texas and more particular described on Exhibit "A", attached to that certain Westpointe Master Covenant, recorded as Document No. 20130140912, Official Public Records Bexar County, Texas (the "Covenant") and any such additions and deletions made pursuant to the recordation of a notice of addition of land.

4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: 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: Westpointe Master Community, Inc., c/o KiTH Management Group dba KiTH Management Services, PO Box 700443, San Antonio, TX 78232, Attn: Denise Gehrmann-Jimenez.

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.fronterrahoa.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.

WESTPOINTE MASTER COMMUNITY, INC., a Texas non-profit corporation

By: _____
Name: Tim Sawtelle
Title: _____

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 12th day of October, 2021 by Tim Sawtelle, _____ of Westpointe Master Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

Holly H. Fullerton
Notary Public Signature

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

AFTER RECORDING RETURN TO:
ALEX S. VALDES, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
AVALDES@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE MASTER COVENANT AND RELATED DOCUMENTS

1. Westpointe Master Covenant, recorded as Document No. 20130140912, Official Public Records Bexar County, Texas.

    A. First Amendment to Westpointe Master Covenant, recorded as Document No. 20170083220, Official Public Records Bexar County, Texas.

2. Westpointe Design Guidelines [50', 55', 60' and 70' Lots], recorded as Document No. 20130141117, Official Public Records Bexar County, Texas.

    A. First Amendment to Westpointe Design Guidelines [50', 55', 60' and 70' Lots], recorded as Document No. 20190126189, Official Public Records Bexar County, Texas.

3. Notice of Applicability - [Westpointe East, Unit 22-B and Unit 22-J], recorded as Document No. 20140103400, Official Public Records of Bexar County, Texas.

    A. Non-Material Correction Instrument – Notice of Applicability [Westpointe East, Unit 22-B and Unit 22-J], recorded as Document No. 20140104418, Official Public Records of Bexar County, Texas.

4. Westpointe Development Area Declaration [50', 55', 60' and 70' Lots], recorded as Document No. 20140103459, Official Public Records of Bexar County, Texas.

    A. Non-Material Correction Instrument – Development Area Declaration [50', 55', 60' and 70' Lots], recorded as Document No. 20140104419, Official Public Records of Bexar County, Texas.

    B. First Amendment to Development Area Declaration [50', 55', 60' and-70' Lots], recorded as Document No. 20200134715, Official Public Records of Bexar County, Texas.

5. Notice of Applicability - [Westpointe East, Unit 22-M and Unit 22-N], recorded as Document No. 20140217393, Official Public Records of Bexar County, Texas.

6. Notice of Applicability - [Westpointe East, Unit 22K2 and Unit 22C], recorded as Document No. 20150164392, Official Public Records of Bexar County, Texas.

7. Amended and Restated Notice of Applicability - [Westpointe East, Unit -22D], recorded as Document No. 20160083139, Official Public Records Bexar County, Texas.

8. Design Guidelines [75' Lots], recorded as Document No. 20160083128, Official Public

Records Bexar County, Texas.

9. Development Area Declaration [75' Lots], recorded as Document No. 20160083194, Official Public Records Bexar County, Texas.

    A. First Amendment to Development Area Declaration [75' Lots], recorded as Document No. 20200131358, Official Public Records Bexar County, Texas.

10. Notice of Applicability - [Westpointe East, Unit 22S], recorded as Document No. 20160182025, Official Public Records of Bexar County, Texas.

11. Notice of Applicability - [Westpointe East, Unit 22E], recorded as Document No. 20160218405, Official Public Records of Bexar County, Texas.

12. Notice of Applicability - [Westpointe East, Unit 22E], recorded Document No. 20170008897, Official Public Records of Bexar County, Texas.

13. Notice of Applicability - [Westpointe East, Unit 22F], recorded as Document No. 20170074544, Official Public Records of Bexar County, Texas.

14. First Amendment to Design Guidelines [ALL LOTS], recorded as Document No. 20170122187, Official Public Records Bexar County, Texas.

    A. Second Amendment to All Design Guidelines [ALL LOTS], recorded as Document No. 20190126505, Official Public Records Bexar County, Texas.

    B. Third Amendment to All Design Guidelines [ALL LOTS], recorded as Document No. 20191001576, Official Public Records Bexar County, Texas.

15. Notice of Applicability - [Westpointe East, Unit 22-L], recorded as Document No. 20170122529, Official Public Records of Bexar County, Texas.

16. Notice of Applicability - [Westpointe East, Unit 22-O], recorded as Document No. 20170126886, Official Public Records of Bexar County, Texas.

17. Westpointe Community Manual, recorded as Document No. 20180016464, Official Public Records of Bexar County, Texas.

    A. First Supplement to Community Manual, recorded as Document No. _____, Official Public Records of Bexar County, Texas.

18. Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 20180248034, Official Public Records of Bexar County, Texas.

19. Notice of Applicability - [Westpointe East, Unit 22-I], recorded as Document No.

20180130341, Official Public Records of Bexar County, Texas.

20. Notice of Applicability - [Westpointe East, Unit 22R], recorded as Document No. 20180242579, Official Public Records of Bexar County, Texas.

21. Notice of Applicability – [Westpointe East, Unit 22P], recorded as Document No. 20190017813, Official Public Records of Bexar County, Texas.

22. Notice of Applicability – [Westpointe East, Unit 22-Q1], recorded Document No. 20190030630, Official Public Records of Bexar County, Texas.

23. Notice of Applicability – [Westpointe East, Unit 22G], recorded as Document No. 20190054687, Official Public Records of Bexar County, Texas.

24. Notice of Addition of Land to Master Covenant, recorded as Document No. 20190151823, Official Public Records of Bexar County, Texas.

25. Notice of Applicability – [Westpointe East Q3], recorded as Document No. 20200005209, Official Public Records of Bexar County, Texas.

26. Notice of Applicability – [Westpointe East 22-Q2], recorded as Document No. 20200120854, Official Public Records of Bexar County, Texas.

27. Notice of Applicability – [Westpointe East 22H], recorded as Document No. 20200160198, Official Public Records of Bexar County, Texas.

28. Notice of Applicability – [Westpointe East 22-Q3], recorded D Document No. 20200291687, Official Public Records of Bexar County, Texas.