ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS

KRISTA BARTSCH, County Clerk
Bastrop Texas
November 15, 2024 02:32:27 PM 202418225
FEE: $37.00
MANAGEMENT CERT

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE**

**OF**

**RIVERBEND AT DOUBLE EAGLE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Riverbend at Double Eagle Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS DOCUMENT AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF RIVERBEND AT DOUBLE EAGLE RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 202318619, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

1. The name of the subdivision: Riverbend at Double Eagle.

2. The name of the association: Riverbend at Double Eagle Residential Community, Inc., a Texas nonprofit corporation.

3. The recording data for the subdivision: That certain real property in Bastrop County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Riverbend at Double Eagle, recorded under Document No. 202216426, Official Public Records of Bastrop County, Texas (the "Declaration").

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 Attachment 1 attached hereto and incorporated herein by reference.

5. The name and mailing address of the association: Riverbend at Double Eagle Residential Community, Inc., c/o The Management Trust, 9111 Jollyville RD, Ste. 275, Austin, TX 78759.

6. The name, mailing address, telephone number, and email address of the managing agent of the association:
Name: Escrow Department
Mailing Address: The Management Trust, 9111 Jollyville RD, Ste. 275, Austin, TX 78759
Telephone Number: (714) 285-2626
Email Address: escrow@managementtust.com

7. Website to access the association's dedicatory instruments: https://my.managementtrust.com Once homeowner logs into the portal, they will go to the tab on the left side that states "Documents" to find the governing documents.

8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - $250.00
Transfer - $200.00
Resale Certificate Fee - $360.00

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.

RIVERBEND AT DOUBLE EAGLE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: _____

Printed: Holly Skeen, Association Manager

STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on this 31st day of October 2024, by Holly Skeen, of Riverbend at Double Eagle Residential Community, Inc., a Texas nonprofit corporation, on behalf of said non-profit corporation.

[SEAL]

Tabitha Franks
Notary Public Signature

TABITHA FRANKS
Notary Public, State of Texas
Comm. Expires 02-02-2026
Notary ID 133566586

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Riverbend at Double Eagle, recorded as Document No. 202216426, Official Public Records of Bastrop County, Texas.
2. Riverbend at Double Eagle Community Manual, recorded as Document No. 202301417, Official Public Records of Bastrop County, Texas.
3. First Amendment to Declaration of Covenants, Conditions and Restrictions for Riverbend at Double Eagle, recorded as Document No. 202307831, Official Public Records of Bastrop County, Texas.
4. Riverbend at Double Eagle Adoption of Working Capital Assessment, recorded as Document No. 202309784, Official Public Records of Bastrop County, Texas.
5. Riverbend at Double Eagle Residential Community, Inc. Declarant Removal and Appointment of Directors, recorded as Document No. 202309772, Official Public Records of Bastrop County, Texas.
6. Riverbend at Double Eagle First Supplement to Community Manual, recorded as Document No. 202318603, Official Public Records of Bastrop County, Texas.