

AMENDED AND RESTATED
MANAGEMENT CERTIFICATE
OF
RUBY CROSSING COMMUNITY ASSOCIATION, INC.

THIS DOCUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF RUBY CROSSING COMMUNITY ASSOCIATION, INC. RECORDED AS DOCUMENT NO. 20230000288 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

The undersigned, being an officer of Ruby Crossing Community Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Ruby Crossing.
2. The name of the Association: Ruby Crossing Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, made subject to that certain Ruby Crossing Master Covenant [Residential] recorded as Document No. 20210325579 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Ruby Crossing Community Association, Inc., c/o Alamo Management Group, 2611 N. Loop 1604 W., San Antonio, TX 78258, Attention Luis Bayona.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Alamo Management Group
Attn:	Luis Bayona
Mailing Address:	2611 N. Loop 1604 W., San Antonio, TX 78258
Telephone Number::	210-485-4088
Email Address:	info@alamomg.com
7. Website to access the Association's dedicatory instruments:
www.alamomanagementgroup.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

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- Working Capital Assessment - \$150.00;
- Transfer Fee - \$395.00;
- Resale Certificate Fee - \$250.00; and
- Community Enhancement Fee – 0.25% of the Transfer Price as defined in the Community Enhancement Covenant, as described on Attachment 1 of this Management Certificate.

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.

RUBY CROSSING COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation

By: _____

Name: _____

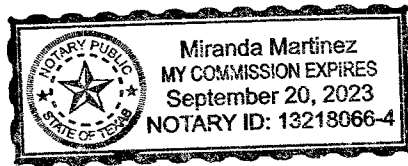
Title: _____

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me on 3 day of January, 2023 by
Richard Mott, the President of Ruby Crossing Community Association, Inc.,
a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

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ATTACHMENT 1

1. Ruby Crossing Master Covenant [Residential] recorded under Document No. 20210325579, in the Official Public Records of Bexar County, Texas.
2. Ruby Crossing Development Area Declaration [Residential] recorded under Document No. 20210325900, in the Official Public Records of Bexar County, Texas.
3. Ruby Crossing Community Enhancement Covenant [Residential] recorded under Document No. 20210325901, in the Official Public Records of Bexar County, Texas.
4. Ruby Crossing Adoption of Working Capital Assessment [Residential] recorded under Document No. 20210325902, in the Official Public Records of Bexar County, Texas.
5. Ruby Crossing Community Manual [Residential] recorded under Document No. 20210327903, in the Official Public Records of Bexar County, Texas.
6. Ruby Crossing Notice of Applicability [Residential] recorded under Document No. 20210327904, in the Official Public Records of Bexar County, Texas.
7. Ruby Crossing Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 20230004367 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: 20230004426
Recorded Date: January 10, 2023
Recorded Time: 10:56 AM
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: 1/10/2023 10:56 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk