

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
THE TERRACE AT LAKE POINTE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of The Terrace at Lake Pointe 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 THE TERRACE AT LAKE POINTE RESIDENTIAL COMMUNITY, INC. RECORDED AS DOCUMENT NO. 2020006621 IN THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

1. The name of the subdivision: The Terrace.
2. The name of the Association: The Terrace at Lake Pointe Residential Community, Inc. d/b/a The Terrace, a Texas nonprofit corporation.
3. The recording data for the subdivision: Lots 1 through 13, Block 1; Lots 1 through 14, Block 2; Lots 1 through 47, Block 3; Lots 1 through 38, Block 4; Lots 1 through 38, Block 5; Lots 1 through 2, Block 6; Lots 1 through 19, Block 7; and Lots 1 through 20, Block 8, of the Lake Pointe Terrace Phase I Final Plat, a subdivision located in the City of Temple, Bell County, Texas, according to the map of plat recorded under Cabinet 2019, Slide 177 A&B, Official Public Records of Bell 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: The Terrace at Lake Pointe Residential Community, Inc., c/o The Management Trust, 1 Chisholm Trail, Suite 450, Round Rock, Texas 78681, Attn: Katherine Taylor.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	The Management Trust
Attn:	Katherine Taylor
Mailing Address:	1 Chisholm Trail, Suite 450, Round Rock, Texas 78681
Telephone Number:	(512) 234-3320
Email Address:	Katherine.taylor@managementtrust.com

7. Website to access the Association's dedicatory instruments:
<https://my.managementtrust.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 - \$370.00

Transfer Fee - \$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.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

**THE TERRACE AT LAKE POINTE RESIDENTIAL
COMMUNITY, INC.,** a Texas nonprofit corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

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COUNTY OF

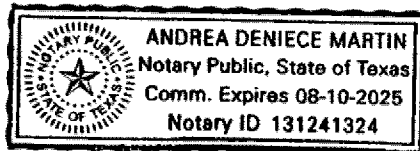
Bell

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This instrument was acknowledged before me this 20th day of April, 2023, by Carrie D. Wilson HOA Pres. of The Terrace at Lake Pointe Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Notary Public Signature

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 DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for The Terrace, recorded as Document No. 2020004792, Official Public Records of Bell County, Texas.
2. The Terrace Adoption of Working Capital Assessment, recorded as Document No. 2020021176, Official Public Records of Bell County, Texas.
3. The Terrace Community Manual, recorded as Document No. 2020004930, Official Public Records of Bell County, Texas.

EXHIBIT "A"
THE TERRACE AT LAKE POINTE RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2023017029

As

AMENDMENT

Recorded On: April 24, 2023

Parties: TERRACE

To EX PARTE

Comment:

Billable Pages: 4

Number of Pages: 5

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$17.00
Total Fees:	\$23.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

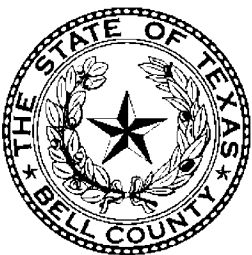
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2023017029
Receipt Number: 341045
Recorded Date/Time: 04/24/2023 11:08:52 AM
User / Station: zbranead - BCCCD0642

Record and Return To:

Winstead PC - Austin
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk