

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
HOMESTEAD RESIDENTIAL MASTER COMMUNITY, INC.**

The undersigned, being an officer of Homestead Residential Master Community, Inc., 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 all previously recorded Management Certificates for Homestead Residential Master Community, Inc., recorded in the Official Public Records of Guadalupe and Comal Counties, Texas.

1. The name of the subdivision: Homestead
2. The name of the Association: Homestead Residential Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Any portions of the Property described on Exhibit "A" to that certain Homestead Master Covenant [Residential], recorded as Document No. 201606035019, Official Public Records of Comal County, Texas, and recorded as Document No. 2016020825, Official Public Records of Guadalupe County, Texas as amended (collectively, the "**Covenant**"), made subject to the Covenant by the Recordation of a Notice of Applicability.
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: Homestead Residential Master Community, Inc.; c/o RealManage, 6400 International Parkway, Suite 1000, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	RealManage
Mailing Address:	6400 International Parkway, Suite 1000 Plano, Texas 75093
Telephone Number:	214-269-2525
Email Address:	service@ciramail.com

HOMESTEAD RESIDENTIAL MASTER COMMUNITY, INC.  
AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

7. Website to access the Association's dedicatory instruments:  
[www.myhomesteadtx.com/home/](http://www.myhomesteadtx.com/home/)

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

Working Capital Assessment - Amount equal to six (6) months of Regular Assessments (as defined in the Covenant, recorded in the Official Public Records of Comal and Guadalupe Counties, Texas) for the current fiscal year.

Resale Certificate - \$375.00

Transfer Fee - \$325.00

Rush Fee - \$275.00

Statement of Account - \$350.00

Community Enhancement Fee - 0.25% of the Transfer Price (as defined in the Covenant, recorded in the Official Public Records of Comal and Guadalupe Counties, Texas).

Declarant to Builder Transactions - \$50.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

HOMESTEAD RESIDENTIAL MASTER COMMUNITY, INC.  
AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

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

**HOMESTEAD RESIDENTIAL  
MASTER COMMUNITY, INC.,**  
a Texas nonprofit corporation

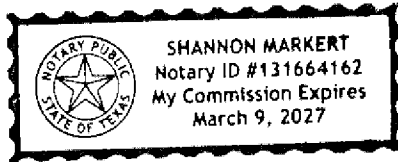
By: *[Signature]*  
Name: MATT D. MATTHEWS  
Title: PRESIDENT

THE STATE OF TEXAS       §  
  §  
COUNTY OF Travis       §

This instrument was acknowledged before me on 17 day of November 2025, by Matt Matthews the President of Homestead Residential Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

*[Signature]*  
Notary Public Signature



**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
WINSTEAD PC  
600 W. Fifth St., Ste. 900  
Austin, Texas 78701  
rburton@winstead.com

HOMESTEAD RESIDENTIAL MASTER COMMUNITY, INC.  
AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

**ATTACHMENT 1**

1. Homestead – Master Covenant, recorded as Document No. 201606035019, Official Public Records Comal County, Texas and as Document No. 2016020825, Official Public Records Guadalupe County, Texas.
  - A. Homestead – First Amendment to Master Covenant, recorded as Document No. 201906037673, Official Public Records Comal County, Texas and as Document No. 201999024355, Official Public Records Guadalupe County, Texas.
2. Homestead – Development Area Declaration - Residential, recorded as Document No. 201606036397, Official Public Records Comal County, Texas and as Document No. 2016020951, Official Public Records Guadalupe County, Texas.
3. Homestead – Community Enhancement Covenant, recorded as Document No. 201606036398, Official Public Records Comal County, Texas and as Document No. 2016020952, Official Public Records Guadalupe County, Texas.
4. Homestead – Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 202106032883, Official Public Records Comal County, Texas and as Document No. 202199021031, Official Public Records Guadalupe County, Texas.
5. Homestead – Community Manual, recorded as Document No. 201606036399, Official Public Records Comal County, Texas and as Document No. 2016020953 in the Official Public Records of Guadalupe County, Texas.
  - A. Homestead – First Supplement to Community Manual, recorded as Document No. 201999022761, Official Public Records of Guadalupe County, Texas and as Document No. 201906034906, Official Public Records of Comal County, Texas.
  - B. Homestead Second Amendment and Supplement to Community Manual, recorded as Document No. 202299005093, Official Public Records of Guadalupe County, Texas and as Document No. 202206007262, Official Public Records of Comal County, Texas.
  - C. Homestead Supplemental Policies (i.e. the “third” supplement), recorded as Document No. 202399030000, Official Public Records of Guadalupe County, Texas, and as Document No. 202306038599, Official Public Records of Comal County, Texas.
  - D. Homestead – Fourth Supplement to Community Manual, recorded as Document No. 202599028568, Official Public Records of Guadalupe County, Texas, and as Document No. 202506036241, Official Public Records of Comal County, Texas.
6. Homestead – Modification Design Guidelines [Residential], recorded as Document No. 201899014375, Official Public Records Guadalupe County, Texas and as Document No. 201906021083, Official Public Records Comal County, Texas.

HOMESTEAD RESIDENTIAL MASTER COMMUNITY, INC.  
 AMENDED AND RESTATED  
 MANAGEMENT CERTIFICATE

- A. First Amendment to Modification Design Guidelines [Residential], recorded as Document No. 202299005094, Official Public Records Guadalupe County, Texas and as Document No. 202206007263, Official Public Records of Comal County, Texas.
7. Homestead – Notice of Applicability [Unit 1B], recorded as Document No. 201906030434, Official Public Records Comal County, Texas and as Document No. 201999020375, Official Public Records Guadalupe County, Texas.
8. Homestead – Notice of Applicability [Unit 3A], recorded as Document No. 201906030435, Official Public Records Comal County, Texas and as Document No. 201999020374, Official Public Records Guadalupe County, Texas.
9. Homestead – Notice of Applicability [Unit 2], recorded as Document No. 201906030436, Official Public Records Comal County, Texas and as Document No. 201999020376, Official Public Records Guadalupe County, Texas.
10. Homestead – Notice of Designation of Common Area, recorded as Document No. 201906037674, Official Public Records Comal County, Texas and as Document No. 201999024354, Official Public Records Guadalupe County, Texas.
11. Homestead – Notice of Withdrawal of Land (Comal County), recorded as Document No. 202006016855, Official Public Records Comal County, Texas and as Document No. 202099011024, Official Public Records Guadalupe County, Texas.
12. Homestead – Notice of Applicability, DAD, Community Enhancement [Unit 1A & 3B], recorded as Document No. 202106027037, Official Public Records Comal County, Texas and as Document No. 202199017090, Official Public Records Guadalupe County, Texas.
13. Homestead – Notice of Applicability, DAD, Community Enhancement [Unit 4], recorded as Document No. 202199039083, Official Public Records Guadalupe County, Texas and as Document No. 202206005947, Official Public Records Comal County, Texas.
- 14.

202599030894

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
12/09/2025 10:58:18 AM PAGES: 5 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*

HOMESTEAD RESIDENTIAL MASTER COMMUNITY, INC.  
AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE