

MANAGEMENT CERTIFICATE
OF
TRES LAURELS RESIDENTIAL COMMUNITY, INC.

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

1. The name of the subdivision: Tres Laurels.
2. The name of the Association: Tres Laurels Residential Community, 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 Tres Laurels Master Covenant [Residential] recorded as Document No. 20240157303 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: Tres Laurels Residential Community, Inc., c/o Property Management Professionals;
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: TRES LAURELS RESIDENTIAL COMMUNITY, INC.
Mailing Address: c/o CCMC
7800 N. Dallas Parkway, Suite 450
Plano, Texas 75024
Attn: Andy Babbit
Telephone Number: 469-246-3500
Email Address: ccmctx@ccmnet.com

7. Website to access the Association's dedicatory instruments: <https://ccmnet.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 - \$1,200.00.
Conveyance Processing Fee - \$325.00.
Resale Certificate Fee - \$310.00.
Statement of Account - \$250.00.
Closing Document Rush Fee - \$200.00.

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

ATTACHMENT 1

1. Tres Laurels Master Covenant [Residential] recorded under Document No. 20240157303, in the Official Public Records of Bexar County, Texas.
2. Tres Laurels Development Area Declaration [Residential] recorded under Document No. 20240158260, in the Official Public Records of Bexar County, Texas.
3. Tres Laurels Adoption of Working Capital Assessment [Residential] recorded under Document No. 20240158291 in the Official Public Records of Bexar County, Texas.
4. Tres Laurels Community Manual [Residential] recorded under Document No. 20240158285 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**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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: 8/30/2024 10:20 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk