

**MANAGEMENT CERTIFICATE
OF
SONORA RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Sonora Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sonora.
2. The name of the Association: Sonora Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Bexar County, Texas, made subject to that certain Sonora Master Covenant, recorded under Document No. 20250004397, 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:

Name: Sonora Residential Community, Inc.,
c/o PMI Birdy Properties
Mailing Address: 18830 Stone Oak Pkwy
San Antonio, Texas 78258

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Sonora Residential Community, Inc.
c/o PMI Birdy Properties
Mailing Address: 18830 Stone Oak Pkwy
San Antonio, Texas 78258
Attn: Russell P. Birdy
Telephone Number: (210) 582-6954
Email Address: Russell@Birdy.com

7. Website to access the Association's dedicatory instruments:
www.birdy.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 - \$100.00

Transfer Fee - \$200.00

Resale Certificate Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

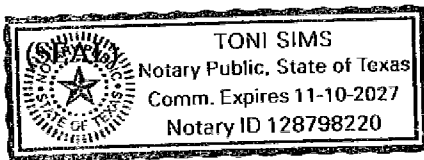
This Certificate is effective as of the date this instrument is recorded in the Official Public Records of Bexar County, Texas.

SONORA RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Leslie Ostrander
Printed Name: Leslie Ostrander
Title: Director

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 16 day of December, 2024, by Leslie Ostrander, Director of SONORA RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Sonora Master Covenant, recorded under Document No. 20250004397, Official Public Records of Bexar County, Texas, as the same may be amended from time to time.
2. Sonora Development Area Declaration [Residential], recorded under Document No. 20250004808, Official Public Records of Bexar County, Texas, as the same may be amended from time to time.
3. Sonora Community Manual, recorded under Document No. 20250004897, Official Public Records of Bexar County, Texas, as same may be amended and supplemented from time to time.
4. Sonora Adoption of Working Capital Assessment, recorded under Document No. 20250004811, Official Public Records of Bexar County, Texas.

ATTACHMENT 1

SONORA HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20250005593
Recorded Date: January 13, 2025
Recorded Time: 10:15 AM
Total Pages: 5
Total Fees: \$37.00

**** 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: 1/13/2025 10:15 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk