PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
THE COTTAGES ON OAK PARK HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF KENDALL §

The undersigned, JULIETTE BOUSQUET, Treasurer of The Cottages on Oak Park Homeowners Association, Inc., a nonprofit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Cottages on Oak Park

2. Name of Association: The Cottages on Oak Park Homeowners Association, Inc.

3. Recording Data for the Subdivision: Deed and Plat Records of Kendall County, Texas

Subdivision Name / Unit Number	Volume	Page
Final Plat Establishing Cottages on Oak Park	9	392-393

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Kendall County, Texas

Covenants, Conditions, and Restrictions	Document Number
Declaration of Covenants, Conditions and Restrictions for The Cottages on Oak Park	2020 – 350184
Correction Affidavit, Pursuant to Section 5.028, Texas Property Code [Exhibits C and D were left out of the Declaration in error]	2024 – 386459
Agreement and Notice Terminating Period of Declarant's Control between Greenway Cottage Builders, LLC, David Luciani, Pam Luciani and The Cottages on Oak Park Homeowners Association	2024 – 390694
Articles and Bylaws	**Document Number**
By-Laws of The Cottages on Oak Park Homeowners Association	2020 – 350183
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Certificate of Conversion for The Cottages on Oak Park Homeowners Association, LLC converting to The Cottage on Oak Park Homeowners Association, Inc., with attached Certificate of Formation; and	2025 – 399128

The Cottages on Oak Park Homeowners Association, Inc. Resolution Adopting Restated Bylaws of The Cottages on Oak Park Homeowners Association, Inc.	

5. Association Fees Related to Property Transfer:

Resale Certificate Fee	$0.00
Transfer Fee Due at Time of Closing	$0.00
Working Capital Assessment (Due at Time of Closing)	Equal to three (3) times the Common Assessment then in effect or in an amount determined by the Board of Directors of the Association.

6. Mailing Address for the Association:

The Cottages on Oak Park Homeowners Association, Inc.
530 Oak Park Drive, Unit 700
Boerne, Texas 78006

7. Association Management or Representative and Contact Information:

Juliette Bousquet
530 Oak Park Drive, Unit 700
Boerne, Texas 78006
Email: juliettebeehotmail.com

Executed on this 1st day of July, 2025.

THE COTTAGES ON OAK PARK HOMEOWNERS ASSOCIATION, INC.

By: Juliette Bousquet
JULIETTE BOUSQUET, Treasurer

STATE OF TEXAS §
§
COUNTY OF Kendall §

BEFORE ME, the undersigned notary public, on this 1st day of July, 2025, personally appeared JULIETTE BOUSQUET, Treasurer of THE COTTAGES ON OAK PARK HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

JARED GAVIN KARR
Notary Public, State of Texas
My Comm. Exp. 06-08-2027
ID No. 13439866-8

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020

Kendall County
Denise Maxwell
Kendall County
Clerk

Instrument Number: 400188

eRecording - Real Property

CERTIFICATE

Recorded On: July 03, 2025 11:12 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $33.00

********** **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:

Document Number:	400188
Receipt Number:	20250703000045
Recorded Date/Time:	July 03, 2025 11:12 AM
User:	Christine M
Station:	CCLERK02

Record and Return To:

Corporation Service Company

STATE OF TEXAS
COUNTY OF

I hereby certify that this Instrument was FILED **In the File Number sequence on the date/time printed hereon, and was duly** RECORDED **in the Official Records of Kendall County, Texas.**

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell