MANAGEMENT CERTIFICATE
TUSCAN VILLAGE HORSESHOE BAY COMMUNITY, INC.

The undersigned, being an officer of the Tuscan Village Horseshoe Bay Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Tuscan Village Horseshoe Bay (the "**Condominium**").

2. The name of the condominium association: Tuscan Village Horseshoe Bay Community, Inc., a Texas non-profit corporation (the "**Association**").

3. The location of the Condominium: 819 Summit Rock Blvd., Horseshoe Bay, Texas 78657.

4. The recording date for the Condominium declaration: The Association is a Texas non-profit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Declaration of Condominium Regime for Tuscan Village Horseshoe Bay recorded in Volume 4, Pages 183 – 295, of the Condominium Records of Llano County, Texas, as amended.

5. The name and mailing address of the Association: Tuscan Village Horseshoe Bay Community, Inc., 120 Palazzo Parkway, Horseshoe Bay, Texas 78657

6. The name, mailing address, telephone number and email address of the person/entity managing the Association: FirstService Residential, 120 Palazzo Parkway, Horseshoe Bay, Texas 78657, Phone: (512) 852-7632. Email: andrea.matney@fsresidential.com .

7. The Association charges the following fees:

Transfer Fee	Not to exceed $350.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	$375; $450; $500
Resale Disclosure Update (within 60 days of original request)	$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	$125; $200; $250
Developer/Builder to Homeowner- Statement of Account (6-10 days; 3-5 days; 1-2 days)	$35; $50; $75
Custom Lender Form Mortgage Questionnaire (Condominiums)	$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	$300; $375; $425

[SIGNATURE PAGE FOLLOWS]

This Management Certificate is effective as of the 4th day of January, 2024.

TUSCAN VILLAGE HORSESHOE BAY COMMUNITY, INC.,
a Texas non-profit corporation

By: _____
William Hayes, Vice President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 4th day of January, 2024, by William Hayes, Vice President of Tuscan Village Horseshoe Bay Community, Inc., a Texas non-profit corporation, on behalf of said corporation.

[SEAL]

KRISTIN DELONEY
Notary Public, State of Texas
Comm. Expires 08-27-2025
Notary ID 4260132

_____
Notary Public Signature

AFTER RECORDING RETURN TO:
FirstService Residential
120 Palazzo Parkway
Horseshoe Bay, Texas 78657

Attn: Andrea Matney

INDEPENDENCE TITLE
6810 FM 2147 WEST
HORSESHOE BAY TX 78657

STATE OF TEXAS
COUNTY OF LLANO
FILED & RECORDED AT 2:05 O'CLOCK P M. ON
THE 11th DAY OF **JANUARY** A.D. **2024.**
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Llano County, Texas.

Cecilia McClintock
COUNTY CLERK, LLANO CO., TEXAS
BY CSpratlen, DEPUTY

INSTRUMENT NO:
24 00163
TOTAL PAGES: 3