2022-001802 DEC Fee: 34.00
03/09/2022 09:54:35 AM Total Pages: 4
Teresa Rodriguez, County Clerk - Caldwell County, TX

MANAGEMENT CERTIFICATE
OF
VINTAGE SPRINGS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Vintage Springs 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: Vintage Springs .

2. The name of the association: Vintage Springs Residential Community, Inc., a Texas non-profit corporation.

3. The recording data for the subdivision: Lots 2 through 24 and Lots 26 through 33, Block 1; Lots 1 through 14, Block 2; and Lots 2 through 9, Block 3, Final Plat of Vintage Springs Subdivision, Planned Development District, Section One-A, a subdivision located in Caldwell County, Texas, according to the map or plat recorded in Document No. 2021-007646 in the Official Public Records of Caldwell County, Texas; and Lots 2 through 9, Lots 11 through 16, and Lots 18 through 20, Block 4; and Lots 1 through 9, Block 5, Final Plat of Vintage Springs Subdivision, Planned Development District, Section One-B, a subdivision located in Caldwell County, Texas, according to the map or plat recorded in Document No. 2021-007647 in the Official Public Records of Caldwell County, Texas.

4. The recording data for the Declaration and any amendments to the Declaration: See Exhibit "A" attached hereto.

5. The name and mailing address of the association: Vintage Springs Residential Community, Inc., c/o The Management Trust, 1 Chisholm Trail, Suite 450, Round Rock, Texas 78681.

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

   Name: The Management Trust
   Mailing Address: 1 Chisholm Trail, Suite 450, Round Rock, Texas 78681
   Attn: Katherine Taylor
   Telephone Number: (512) 234-3320
   Email Address: Katherine.taylor@managementtrust.com

7. Website to access the Association's dedicatory instruments: https://my.managementtrust.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 - $250.00

   Transfer Fee - $200.00

Resale Certificate Fee - $360.00

This Certificate is effective as of the date it is recorded in the Official Public Records of Caldwell County, Texas.

VINTAGE SPRINGS RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: Keri Rhodes
Printed Name: Keri Rhodes
Title: Director

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on the 3 day of March, 2022, by Ken Rhodes, the Director of VINTAGE SPRINGS RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)

RACHEL BARING
Notary ID #131157861
My Commission Expires
June 30, 2025

Rachel Baring
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

EXHIBIT "A"
RECORDING INFORMATION
FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Vintage Springs , recorded as Document No. 2021-009344, Official Public Records of Caldwell County, Texas.

2. Vintage Springs Community Manual, recorded as Document No. 2022-001218, Official Public Records of Caldwell County, Texas.

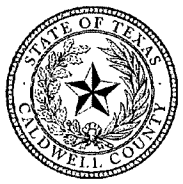
3. Adopting of Working Capital Assessment for Vintage Springs , recorded as Document No. 2022-001217, Official Public Records of Caldwell County, Texas.

FILED AND RECORDED

Instrument Number: 2022-001802 DECLARATION

Filing and Recording Date: 03/09/2022 09:54:35 AM Pages: 4 Recording Fee: $34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.