

MANAGEMENT CERTIFICATE
VIDA MASTER COMMUNITY, INC.

The undersigned, being an officer or managing agent of VIDA Master Community, Inc. (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: VIDA.
2. The name of the Association: VIDA Master Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Any portions of the Property described on Exhibit "A" to that certain VIDA – Master Covenant [Mixed-Use], recorded under Document No. 20210327823, Official Public Records of Bexar County, Texas, as amended ("**Covenant**"), made subject to the Covenant by the recordation of a Notice of Applicability.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: VIDA Master Community, Inc., c/o The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: The Neighborhood Company, LLC
Attn: Community Manager
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132
Telephone Number: (830) 264-2454
Email Address: Info@NeighborhoodCo.com

7. Website to access the Association's dedicatory instruments: VidaSAOwners.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: | \$400.00. |
| Resale Certificate Fee: | \$375.00. |

Community Enhancement Fee: Amount equal to one tenth of one percent
(0.10%) of the Transfer Price (as such term is
defined in the Covenant)

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

VIDA MASTER COMMUNITY, INC., a Texas nonprofit corporation

By:

Name: LAURA FICCO

Title: PRESIDENT

THE STATE OF TEXAS

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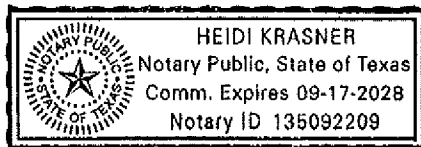
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COUNTY OF Comal

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This instrument was acknowledged before me on 18 day of November, 2025, by Laura Fico, the Authorized Agent of VIDA Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Heidi Krasner
Notary Public Signature

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. VIDA – Master Covenant [Mixed-Use], recorded under Document No. 20210327823, Official Public Records of Bexar County, Texas.
2. VIDA – Development Area Declaration [Residential], recorded under Document No. 20210349800, Official Public Records of Bexar County, Texas.
3. VIDA – Community Manual, recorded under Document No. 20210349803, Official Public Records of Bexar County, Texas.
4. VIDA – Design Guidelines [Residential], recorded under Document No. 20210352533, Official Public Records of Bexar County, Texas.
5. VIDA – Community Enhancement Covenant [Residential], recorded under Document No. 20210349801, Official Public Records of Bexar County, Texas.
6. VIDA – Adoption of Working Capital Assessment, recorded under Document No. 20210349802, Official Public Records of Bexar County, Texas.
7. VIDA – Notice of Applicability [Residential] [Phase 1A – Lots 2 and 3], recorded under Document No. 20220062310, Official Public Records of Bexar County, Texas.
8. VIDA – Notice of Applicability [Residential] [Phase 1A – Lot 4], recorded under Document No. 20220062311, Official Public Records of Bexar County, Texas.
9. VIDA – Development Area Declaration [Residential] [Phase 1B, Duplex], recorded under Document No. 20220149690, Official Public Records of Bexar County, Texas.
10. VIDA – Design Guidelines [Attached] [Residential], recorded under Document No. 20220149542, Official Public Records of Bexar County, Texas.
11. VIDA – Notice of Applicability [Residential] [Phase 1B], recorded under Document No. 20220149442, Official Public Records of Bexar County, Texas.
12. VIDA – Notice of Applicability [Residential] [Phase 1B], recorded under Document No. 20220149447, Official Public Records of Bexar County, Texas.
13. VIDA – Notice of Applicability [Residential] [Phase 1B, Duplex], recorded under Document No. 20220149640, Official Public Records of Bexar County, Texas.

14. VIDA – First Amendment to Community Enhancement Covenant, recorded under Document No. 20220266396, Official Public Records of Bexar County, Texas.
15. VIDA – First Amendment to Master Covenant [Mixed-Use], recorded under Document No. 20220266395, Official Public Records of Bexar County, Texas.
16. VIDA – Development Area Declaration [Townhomes], recorded under Document No. 20240026496, Official Public Records of Bexar County, Texas.
17. VIDA – Notice of Applicability [Townhomes], recorded under Document No. 20240026784, Official Public Records of Bexar County, Texas.
18. VIDA – First Supplement to Community Manual, recorded under Document No. 20240126879, Official Public Records of Bexar County, Texas.
19. VIDA – First Amendment to Notice of Applicability [Residential] [Phase 2], recorded under Document No. 20240134815, Official Public Records of Bexar County, Texas.
20. VIDA – First Amendment to Notice of Applicability [Residential] [Phase 2] (Correction), recorded under Document No. 20240135810, Official Public Records of Bexar County, Texas.
21. VIDA – First Amendment to Notice of Applicability [Residential] [Phase 2], recorded under Document No. 20240134815, Official Public Records of Bexar County, Texas.
22. VIDA – Notice of Applicability [Residential] [Phase 3], recorded under Document No. 20240146086, Official Public Records of Bexar County, Texas.
23. VIDA – Notice of Applicability [Residential] [Phase 3], recorded under Document No. 20240145658, Official Public Records of Bexar County, Texas.
24. VIDA – Notice of Withdrawal of Land, recorded under Document No. 20250145736, Official Public Records of Bexar County, Texas.
25. VIDA – Supplemental Policies (2025 Legislative Update), recorded under Document No. 20250210928, 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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Recorded Date: November 18, 2025
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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: 11/18/2025 3:16 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk