

MANAGEMENT CERTIFICATE
STEELE CREEK RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer or managing agent of Steele Creek Residential 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: Steele Creek.
2. The name of the Association: Steele Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Exhibit "A"
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: Exhibit "A"
5. The name and mailing address of the Association: Steele Creek Residential Community, Inc., c/o CMCC, 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Capital Consultants Management Corporation (CMCC)
 Attn: Community Manager
 Mailing Address: 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024
 Telephone Number: (469) 246-3500
 Email Address: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:
www.steelecreeklife.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:	\$1,000.00.
Resale Disclosure/Lien Estoppel:	\$375.00.
Resale Disclosure Update:	\$75.00.
Returned Payment Fee :	\$30.00 for each returned item.
Resale Trustee/Lender Sale:	\$375.00 per transaction.

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Lender Questionnaire:

\$200.00 per questionnaire (standard format)

\$300.00 per questionnaire (custom format)

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

**STEELE CREEK RESIDENTIAL COMMUNITY,
INC.,** a Texas nonprofit corporation

By: 

Name: Jennifer Pineda

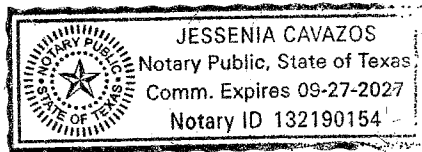
Title: Board President


STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me this 7th day of November, 2025
by Jennifer Pineda, Board President of Steele Creek Residential Community, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

STEELE CREEK RESIDENTIAL COMMUNITY, INC.
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EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. Steele Creek – Plat (U1), recorded as Document No. 202099009221, Official Public Records of Guadalupe County, Texas.
2. Steele Creek – Plat (U2), recorded as Document No. 202099001507, Official Public Records of Guadalupe County, Texas.
3. Steele Creek – Plat (U3A), recorded as Document No. 202199003532, Official Public Records of Guadalupe County, Texas.
4. Steele Creek – Plat (U3B), recorded as Document No. 202299009765, Official Public Records of Guadalupe County, Texas.
5. Steele Creek – Plat (U5), recorded as Document No. 202299023226, Official Public Records of Guadalupe County, Texas.
6. Steele Creek – Plat (U6), recorded as Document No. 202599010286, Official Public Records of Guadalupe County, Texas.
7. Steele Creek – Plat (U8), recorded as Document No. 202299023228, Official Public Records of Guadalupe County, Texas.

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Steele Creek – Master Covenant [Residential], recorded as Document No. 202099003080, Official Public Records of Guadalupe County, Texas.
2. Steele Creek – Development Area Declaration [Residential], recorded as Document No. 202099003346, Official Public Records of Guadalupe County, Texas.
3. Steele Creek – Adoption of Working Capital Assessment, recorded as Document No. 202099003347, Official Public Records of Guadalupe County, Texas.
4. Steele Creek – Community Manual, recorded as Document No. 202099003415, Official Public Records of Guadalupe County, Texas.
5. Steele Creek – Notice of Applicability [Residential Unit 1], recorded as Document No. 202099014091, Official Public Records of Guadalupe County, Texas.
6. Steele Creek – Notice of Applicability [Residential Unit 2], recorded as Document No. 202099003994, Official Public Records of Guadalupe County, Texas.

7. Steele Creek – Declarant Removal and Appointment of Director and Officers, recorded as Document No. 202199006989, Official Public Records of Guadalupe County, Texas.
8. Steele Creek – Notice of Applicability [Residential Unit 3B], recorded as Document No. 202299013108, Official Public Records of Guadalupe County, Texas.
9. Steele Creek – Notice of Applicability [Residential Unit 8], recorded as Document No. 202299025436, Official Public Records of Guadalupe County, Texas.
10. Steele Creek – Notice of Applicability [Residential Unit 5], recorded as Document No. 202299025437, Official Public Records of Guadalupe County, Texas.
11. Steele Creek – Supplement to Community Manual (2025 Legislative Update), recorded as Document No. 202199032684, Official Public Records of Guadalupe County, Texas.
12. Steele Creek – Supplement to Community Manual (Amended and Restated Fine and Enforcement Policy), recorded as Document No. 202399009675, Official Public Records of Guadalupe County, Texas.
13. Steele Creek – Supplement to Community Manual (Code of Conduct and Social Media Policy), recorded as Document No. 202399007068, Official Public Records of Guadalupe County, Texas.
14. Steele Creek – Supplement to Community Manual (2023 Legislative Update), recorded as Document No. 202399021622, Official Public Records of Guadalupe County, Texas.
15. Steele Creek – Notice of Designation of Common Area, recorded as Document No. 202499001609, Official Public Records of Guadalupe County, Texas.
16. Steele Creek – Notice of Withdrawal of Land [Unit 5], recorded as Document No. 202499005271, Official Public Records of Guadalupe County, Texas.
17. Steele Creek – Easement, Facilities Use and Cost Sharing Agreement, recorded as Document No. 202499005275, Official Public Records of Guadalupe County, Texas.
18. Steele Creek – Supplement to Community Manual (Amended and Restated Clubhouse Facility User Guidelines), recorded as Document No. 202499015186, Official Public Records of Guadalupe County, Texas.
19. Steele Creek – Supplement to Community Manual (Amended Community Pool Rules), recorded as Document No. 202599007240, Official Public Records of Guadalupe County, Texas.

20. Steele Creek – Notice of Applicability [Residential Unit 6], recorded as Document No. 202599014870, Official Public Records of Guadalupe County, Texas.
21. Steele Creek – Design Guidelines, recorded as Document No. 202599014284, Official Public Records of Guadalupe County, Texas.
22. Steele Creek – Supplement to Community Manual (Amended Community Pool Rules), recorded as Document No. 202599000667, Official Public Records of Guadalupe County, Texas.
23. Steele Creek – Supplement to Community Manual (2025 Legislative Update), recorded as Document No. 202599022137, Official Public Records of Guadalupe County, Texas.
24. Steele Creek – Supplemental Policies, recorded as Document No. 202599027194, Official Public Records of Guadalupe County, Texas.

202599028296

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
11/10/2025 09:48:11 AM PAGES: 6 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel