

MANAGEMENT CERTIFICATE
OF
LONESOME DOVE HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of 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: Lonesome Dove
2. The name of the association: Lonesome Dove Homeowners Association, Inc.
3. The recording data for the subdivision: Filed and Recorded in the Official Public Records of Guadalupe County, Texas:

| Recording Data for the Subdivision: | 3 documents | Volume, Page | Document No. |
|---|-------------|---------------------|--------------|
| Subdivision Plat Establishing Lonesome Dove Subdivision, Unit 1 | | Vol. 4205, Page 807 | 2014004801 |
| Ratification of Plat Establishing Lonesome Dove Subdivision, Unit 1 | | | 2015004240 |
| Subdivision Plat Establishing Lonesome Dove Subdivision, Unit 2 | | Vol. 8, Page 388 | 2015017634 |

4. The recording data for the declaration and any amendments to the declaration: Filed and Recorded in the Official Public Records of Guadalupe County, Texas:

| Recording Data for the Declaration: | 6 documents | Volume, Page | Document No. |
|---|-------------|--------------------------------------|--------------|
| <u>Declaration of Covenants, Conditions and Restrictions Lonesome Dove</u> (55 pages) | | Vol. 4268, Page 130 | 2014015303 |
| <u>Secretary's Certificate Bylaws of Lonesome Dove Homeowners Association, Inc.</u> (15 pages) | | Vol. 4277, Page 791 | 2014016944 |
| <u>Correction Affidavit</u> (6 pages) "Original Instrument: Declaration of Covenants, Conditions and Restrictions for Lonesome Dove, recorded in Volume 4268, Page 130 of the Official Public Records of Guadalupe County, Texas" Statement 4: "The Original Instrument should correctly include the legal description shown on <u>Exhibit "A"</u> attached hereto, which correction is a non-material change to the Original Instrument." | | (Volume, Page indexing discontinued) | 2015003720 |
| <u>First Amendment to Declaration of Covenants, Conditions and Restrictions Lonesome Dove</u> (6 pages) | | | 2016023387 |
| <u>Adoption of Working Capital Assessment</u> (3 pages) | | | 2017002990 |
| <u>Secretary's Certificate Amended and Restated Bylaws of Lonesome Dove Homeowners Association, Inc.</u> (19 pages) | | | 2017003139 |

5. The name and mailing address of the association:

Lonesome Dove Homeowners Association, Inc.
c/o Aquity Management Group
1308 E. Common St., Ste. 205
New Braunfels, TX 78130

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative:

Name: Aquity Management Group
Mailing Address: 1308 E. Common St., Ste. 205
New Braunfels, TX 78130
Telephone Number: (830)719-4264
E-mail Address: info@aquitymg.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006:

Website Address: www.aquitymanagementgroup.com

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision:

Transfer Fee: \$450.00.

Resale Certificate: \$350.00.

9. Other information the association considers appropriate:

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association prior to purchase.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

LONESOME DOVE HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Josh Killion

Name: [Signature]

Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Comal §

This instrument was acknowledged before me on 22nd day of March, 2024,
by Josh Killion, the President of Lonesome Dove
Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

After recording return to:

WINSTEAD PC

401 Congress Avenue, Suite 2100

Austin, TX 78701

avaldes@winstead.com

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202499007320
Recorded On: April 02, 2024 12:35 PM
Total Pages: 4
Total Fees: \$33.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20240402000078
User: Leah D
Station: Production 4

Return To:
Simplifile

**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX