

KISSING TREE®
SAN MARGOS ★ TEXAS

**MANAGEMENT CERTIFICATE
FOR
KISSING TREE MASTER COMMUNITY, INC.**

The undersigned, being an officer of Kissing Tree Master Community, Inc., a Texas nonprofit corporation, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Kissing Tree
2. The name of the association: Kissing Tree Master Community, Inc., a Texas nonprofit corporation
3. The recording data for the subdivision: Multiple plats have been filed for this subdivision. To obtain copies of plats, please contact the Hays County Clerk. The following plats, as may be amended from time to time, include those tracts of real property currently annexed into the Kissing Tree subdivision.
 - (a) Paso Robles, Phase 2A, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 16018497, Official Public Records of Hays County, Texas.
 - (b) Paso Robles, Phase 2A-1, a subdivision located in Hays County, Texas, according to map or plat recorded under Document No. 16029413, Official Public Records of Hays County, Texas.
 - (c) Paso Robles, Phase 2B, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 16041161, Official Public Records of Hays County, Texas.
 - (d) Paso Robles, Phase 2C, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 18015363, Official Public Records of Hays County, Texas.
 - (e) Paso Robles, Phase 3A, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 18015371, Official Public Records of Hays County, Texas.

- (f) Paso Robles, Phase 3B, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 19013879, Official Public Records of Hays County, Texas.
- (g) Paso Robles, Phase 4B-1, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 20022471, Official Public.
- (h) Paso Robles, Phase 4B-2, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 21000954, Official Public.
- (i) Paso Robles, Phase 4B-3, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 20045427, Official Public Records of Hays County, Texas.
- (j) Paso Robles, Phase 4B-4, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 23032126, Official Public Records of Hays County, Texas.
- (k) Paso Robles, Phase 4C, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 21031065, Official Public Records of Hays County, Texas.
- (l) Paso Robles, Phase 4D, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 21060318, Official Public Records of Hays County, Texas.
- (m) Paso Robles, Phase 4E, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 21055165, Official Public Records of Hays County, Texas.
- (n) Paso Robles, Phase 4E, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 21060323, Official Public Records of Hays County, Texas.
- (o) Paso Robles, Phase 4G, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 23005758, Official Public Records of Hays County, Texas.
- (p) Paso Robles, Phase 5A-1, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 19019301, Official Public Records of Hays County, Texas.
 - (i) Affidavit of Correction to the plat for Paso Robles, Phase 5A-1, recorded under Document No. 19038290, Official Public Records of Hays County, Texas.
- (q) Paso Robles, Phase 5A-2, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 19028798, Official Public Records of Hays County, Texas.

- (r) Paso Robles, Phase 5B, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 19016332, Official Public Records of Hays County, Texas.
 - (i) Paso Robles, Phase 5B Amended Plat, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 20007656, Official Public Records of Hays County, Texas.
 - (p) Paso Robles, Phase 5C, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 21010757, Official Public Records of Hays County, Texas.
 - (q) Paso Robles, Phase 5D, a subdivision located in Hays County, Texas, according to the plat recorded in Document No. 22036713, Official Public Records of Hays County, Texas.
 - (r) Paso Robles, Phase 6A, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 22036715, Official Public Records of Hays County, Texas.
 - (s) Paso Robles, Phase 6B, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 22036722, Official Public Records of Hays County, Texas.
 - (t) Paso Robles, Phase 6C, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 25009564, Official Public Records of Hays County, Texas.
 - (u) Paso Robles, Phase 8A, a subdivision located in Hays County, Texas, according to the map or plat recorded under Document No. 25004903, Official Public Records of Hays County, Texas.
4. The recording data for the declaration: Further documentation is on file for this subdivision. To obtain copies of the latest documentation, please contact the manager of the association, as set forth in Item 6 below.
- (a) Kissing Tree Master Covenant, recorded as Document No. 16036339, Official Public Records of Hays County, Texas.
 - (i) First Amendment to Kissing Tree Master Covenant, recorded as Document No. 19007296, Official Public Records of Hays County, Texas.
 - (ii) Second Amendment to Kissing Tree Master Covenant, recorded as Document No. 20002310, Official Public Records of Hays County, Texas.
 - (iii) Third Amendment to Kissing Tree Master Covenant, recorded as Document No. 24001069, Official Public Records of Hays County, Texas.
 - (b) Kissing Tree Development Area Declaration [Driskill Age-Restricted], recorded as Document No. 16036504, Official Public Records of Hays County, Texas.

- (c) Kissing Tree Development Area Declaration [Fair Park Age-Restricted], recorded as Document No. 16036505, Official Public Records of Hays County, Texas.
- (d) Kissing Tree Development Area Declaration [Lomita Age-Restricted], recorded as Document No. 18023965, Official Public Records of Hays County, Texas.
- (e) Kissing Tree Development Area Declaration [Fannin Age-Restricted], recorded as Document No. 19015620, Official Public Records of Hays County, Texas.
- (f) Kissing Tree Development Area Declaration [Bonnell Age-Restricted], recorded as Document No. 21006857, Official Public Records of Hays County, Texas.
- (g) Kissing Tree Development Area Declaration [Balmorhea Age-Restricted], recorded as Document No. 21053025, Official Public Records of Hays County, Texas.
- (h) Kissing Tree Development Area Declaration [Berclair Age-Restricted], recorded as Document No. 22042734, Official Public Records of Hays County, Texas.
- (i) Kissing Tree Development Area Declaration [Garner Age-Restricted], recorded as Document No. 25007062, Official Public Records of Hays County, Texas.
- (j) Kissing Tree Development Area Declaration [Sabine Age-Restricted], recorded as Document No. 25101792, Official Public Records of Hays County, Texas.
- (k) Kissing Tree Development Area Declaration [Multi-Family], recorded as Document No. 21067791, Official Public Records of Hays County, Texas.
- (l) Kissing Tree Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 20002667, Official Public Records of Hays County, Texas.
 - (i) Kissing Tree First Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 20022920, Official Public Records of Hays County, Texas.
 - (ii) Kissing Tree Second Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 20027683, Official Public Records of Hays County, Texas.
 - (iii) Kissing Tree Declaration of Annexation and Third Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 21008131, Official Public Records of Hays County, Texas.
 - (iv) Kissing Tree Fourth Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages

Condominiums [Age-Restricted], recorded as Document No. 21038613, Official Public Records of Hays County, Texas.

- (v) Kissing Tree Declaration of Annexation and Fifth Amendment to the Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 21048239, Official Public Records of Hays County, Texas.
- (i) Kissing Tree Sixth Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 22051874, Official Public Records of Hays County, Texas.
- (i) Kissing Tree Declaration of Annexation and Seventh Amendment to the Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 23007211, Official Public Records of Hays County, Texas.
- (ii) Kissing Tree Declaration of Annexation and Eighth Amendment to the Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 23034636, Official Public Records of Hays County, Texas.
- (iii) Kissing Tree Declaration of Annexation and Ninth Amendment to the Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 24007619, Official Public Records of Hays County, Texas.
- (m) Kissing Tree Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 20009700, Official Public Records of Hays County, Texas.
 - (i) Kissing Tree First Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 20045414, Official Public Records of Hays County, Texas.
 - (ii) Kissing Tree Second Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 20053937, Official Public Records of Hays County, Texas.
 - (iii) Kissing Tree Declaration of Annexation and Third Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 22045587, Official Public Records of Hays County, Texas.

- (iv) Kissing Tree Second Declaration of Annexation and Fourth Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 23034722, Official Public Records of Hays County, Texas.
- (n) Notice of Annexation [Phase 2A], recorded as Document No. 16036634, Official Public Records of Hays County, Texas.
- (o) Notice of Annexation [Phase 2A-1], recorded as Document No. 16036635, Official Public Records of Hays County, Texas.
- (p) Notice of Annexation [Phase 2B, Driskill Age-Restricted], recorded as Document No. 16041647, Official Public Records of Hays County, Texas.
- (q) Notice of Annexation [Phase 2B, Fair Park Age-Restricted], recorded as Document No. 16041648, Official Public Records of Hays County, Texas.
- (r) Notice of Annexation [Phase 2C], recorded as Document No. 20028998, Official Public Records of Hays County, Texas.
- (s) Notice of Annexation [Phase 3A], recorded as Document No. 18023973, Official Public Records of Hays County, Texas.
- (t) Notice of Annexation [Phase 3B], recorded as Document No. 19015633, Official Public Records of Hays County, Texas.
- (u) Notice of Annexation [Phase 4B-1], recorded as Document No. 21007004, Official Public Records of Hays County, Texas.
- (v) Notice of Annexation [Phase 4B-2], recorded as Document No. 23023143, Official Public Records of Hays County, Texas.
- (w) Notice of Annexation [Phase 4B-3 and 5C], recorded as Document No. 21048238, Official Public Records of Hays County, Texas.
- (x) Notice of Annexation [Phase 4B-4], recorded as Document No. 23032126, Official Public Records of Hays County, Texas.
- (y) Notice of Annexation [Phase 4C], recorded as Document No. 21053131, Official Public Records of Hays County, Texas.
- (z) Notice of Annexation [Phase 4D], recorded as Document No. 22027521, Official Public Records of Hays County, Texas.
- (aa) Notice of Annexation [Phase 4E], recorded as Document No. 22027522, Official Public Records of Hays County, Texas.
- (bb) Notice of Annexation [Phase 4F], recorded as Document No. 22027523, Official Public Records of Hays County, Texas.

- (cc) Notice of Annexation [Phase 4G], recorded as Document No. 24007584, Official Public Records of Hays County, Texas.
- (dd) Notice of Annexation [Phase 5A, Sections 1 and 2], recorded as Document No. 20002765, Official Public Records of Hays County, Texas.
- (ee) Notice of Annexation [Phase 5B], recorded as Document No. 20009969, Official Public Records of Hays County, Texas.
- (ff) Notice of Annexation [LOT 1B, BLOCK E, OF THE AMENDING PLAT OF PASO ROBLES PHASE 5B], recorded as Document No. 22045575, Official Public Records of Hays County, Texas.
- (gg) Notice of Annexation [Phase 5D, Lot 1, Block 1], recorded as Document No. 23007197, Official Public Records of Hays County, Texas.
- (hh) Notice of Annexation [Phase 6A, Lots 13 and 14, Block X], recorded as Document No. 22042756, Official Public Records of Hays County, Texas.
- (ii) Notice of Annexation [Multi-Family], recorded as Document No. 21067834, Official Public Records of Hays County, Texas.
- (jj) Notice of Annexation [Phase 6A and 6B], recorded as Document No. 22042768, Official Public Records of Hays County, Texas.
- (kk) Notice of Annexation [KT Cottages Condominiums], recorded as Document No. 23034625 Official Public Records of Hays County, Texas.
- (ll) Notice of Annexation [KT Villas Condominiums], recorded as Document No. 23034689 Official Public Records of Hays County, Texas.
- (mm) Notice of Annexation [25.978], recorded as Document No. 24033583 Official Public Records of Hays County, Texas.
 - (i) Amended and Restated Phase 6C Notice of Annexation, recorded as Document No. 25010808, Official Public Records of Hays County, Texas.
- (nn) Notice of Annexation [52.791], recorded as Document No. 24033584 Official Public Records of Hays County, Texas.
 - (i) Amended and Restated Phase 8A Notice of Annexation, recorded as Document No. 25007252, Official Public Records of Hays County, Texas.
- (oo) Community Enhancement Covenant, recorded as Document No. 16036502, Official Public Records of Hays County, Texas.
- (pp) Adoption of Working Capital Assessment, recorded as Document No. 16036503, Official Public Records of Hays County, Texas.

5. The Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:

Kissing Tree Master Community, Inc.
 c/o Cohere Life
 201 Kissing Tree Lane
 San Marcos, Texas 78666
 Attn: Matthew Dozier, Community Manager
 512-749-1246
 mdozier@coherelife.com; ktmc@coherelife.com

6. Association's Website Address Where the Subdivision's Restrictions are Posted:

<https://www.kissingtreehoa.com/>

7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Transfer Fee:	\$175.00
Resale Certificate/ Document Fee	\$375.00
Working Capital Fee:	Three months of Regular Assessments per Lot or Condominium Unit (\$678.00)
Upfront Monthly Assessments Collected at Closing	\$ 452.00 (equal to two months of Regular Assessments)
Community Enhancement Fee:	The Transfer Price multiplied by one-half of one percent (0.005%) (resales only)

Prospective purchasers are advised to independently examine all dedicatory instruments of the Subdivision and Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

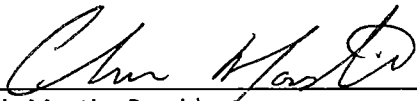
8. KISSING TREE HAS 55 AND OVER AGE RESTRICTIONS IN ITS COMMUNITY AS PROVIDED IN THE GOVERNING DOCUMENTS FOR THE SUBDIVISION. PLEASE CONTACT THE MANAGER FOR INFORMATION REGARDING AGE RESTRICTIONS AND QUALIFICATIONS.

[SIGNATURE PAGE TO FOLLOW]

[EXECUTION PAGE TO MANAGEMENT CERTIFICATE
FOR KISSING TREE MASTER COMMUNITY, INC.]

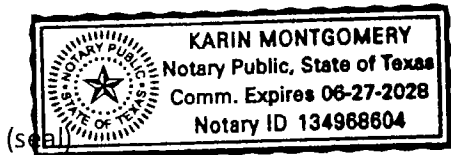
Executed to be effective on the date this instrument is Recorded.

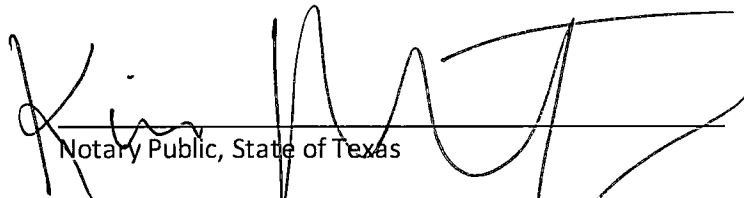
KISSING TREE MASTER COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Chris Mastin, President

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 27th day of MARCH, 2025, by Chris Mastin, President of Kissing Tree Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.




Notary Public, State of Texas

After Recording, Return To:
McLean & Howard, L.L.P.
Leslie Keyser
4301 Bull Creek Road, Suite 150
Austin, Texas 78731

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

25010829 CERTIFICATE
03/28/2025 03:43:46 PM Total Fees: \$57.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

