

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
OF  
SPRING VALLEY PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of FirstService Residential, LLC, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Spring Valley
2. The name of the association: Spring Valley Property Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision Plats:
  - a. Spring Valley Subdivision, Unit 1A, as filed as Document No. 202199016177 in the Plat Records of Guadalupe County, Texas.
  - b. Spring Valley Subdivision, Unit 1B, as filed as Document No. 202199037176 in the Plat Records of Guadalupe County, Texas.
4. The recording data for the Declaration and any supplements or amendments to the Declaration:
  - a. Declaration of Covenants, Conditions and Restrictions for Spring Valley Subdivision Unit 1A, a Subdivision to the City of New Braunfels, Texas, filed as Document No. 202199016872 in the Official Public Records of Guadalupe County, Texas;
  - b. Annexation & Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Spring Valley Subdivision Unit 1A. a Subdivision to the City of New Braunfels, Texas, (Annexation of Unit 1B) filed as Document No. 202199039981 in the Official Public Records of Guadalupe County, Texas;
  - c. Annexation & Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Spring Valley Subdivision Unit 1A. a Subdivision to the City of New Braunfels, Texas, (Annexation of Unit 3) filed as Document No. 202499011997 in the Official Public Records of Guadalupe County, Texas; (Collectively the "Declaration").
5. The name and mailing address of the association: Spring Valley Property Owners Association, Inc., c/o FirstService Residential, LLC, 3424 Paesanos Parkway, Suite 100, San Antonio, Texas 78231
6. The name, mailing address, telephone number, email address of the person managing the association:

Name: FirstService Residential, LLC

Mailing Address: 3424 Pacsanos Parkway, Suite 100  
 San Antonio, Texas 78231  
 Telephone Number: 281-829-7202 and 210-829-5207  
 Email Address: [mgmt.-certificateTx@fsresidential.com](mailto:mgmt.-certificateTx@fsresidential.com)

7. Website to access the Association's dedicatory instruments:  
<https://springvalley.connectresident.com/>
8. Amount and description of fees related to property transfer in the subdivision:  
 The Association fees are in the following amounts:

Description	Fee
Resale Certificate	\$375
Resale Certificate — Rush Fees	
1-2 Days	\$125
3-5 Days	\$75
Updated Resale Certificate After 30 days of issuance of the original	\$75
Homeowner Setup/Unit Transfer Fee	\$340
Statement of Account/Fee Sheet Processing	\$75
Refinance Fee	\$150
Refinance Fee — Rush Fees	
1-2 Days	\$125
3-5 Days	\$75
Working Capital Fee	\$500
Initial Assessment	\$200

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

\*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

**FIRSTSERVICE RESIDENTIAL, LLC**  
**For SPRING VALLEY PROPERTY OWNERS**  
**ASSOCIATION, INC.**

a Texas non-profit corporation

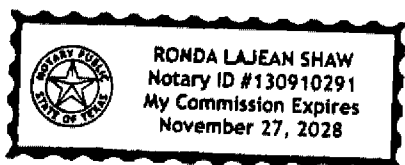
Guadalupe County, Texas  
 Recorder's Memo:  
 Complete signature may not  
 be reproducible.

By: Kristie Ray - Lamp

Printed Name: Kriste Rose-Zapp  
Title: President Central Texas

STATE OF TEXAS §  
COUNTY OF Bexar §

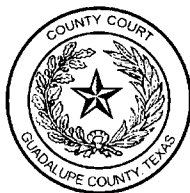
This instrument was acknowledged before me on the 23<sup>rd</sup> day of July, 2025,  
by Kriste Rose-Zapp, an officer of FirstService Residential, LLC, for the  
Spring Valley Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said  
non-profit corporation.



[Signature]  
Notary Public Signature

202599018431

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
07/25/2025 09:56:04 AM PAGES: 3 LEAH  
TERESA KIEL, COUNTY CLERK



Teresa Kiel