

**MANAGEMENT CERTIFICATE  
OF  
LADERA RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Ladera Residential Community, Inc., a Texas nonprofit corporation (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: Ladera.
2. The name of the Association: Ladera Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Caldwell County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Ladera, recorded in Document No. 2025-003072, Official Public Records of Caldwell County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration:  
See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Ladera Residential Community, Inc., c/o Lifetime HOA Management, 18585 Sigma Rd., Ste. 104 San Antonio, TX 78258
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Ladera Residential Community, Inc.  
c/o Lifetime HOA Management, LLC  
Mailing Address: 18585 Sigma Rd., Ste. 104, San Antonio, TX 78258  
Telephone Number: (210) 504-8484  
Email Address: Contact@LifetimeHOAManagement.com

7. Website to access the Association's dedicatory instruments:  
<https://lifetimehoamanagement.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 - \$300

Transfer Fee - \$375

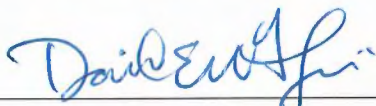
Resale Certificate Fee/Homeowner Transfer Fee - \$200

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

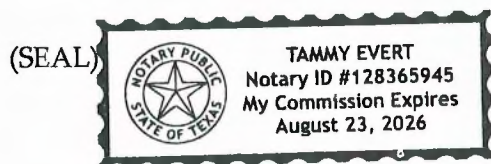
This Certificate is effective as of the 24<sup>th</sup> day of April, 2025.

LADERA RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By:   
Printed Name: Daniel Gilpin  
Title: Vice President

STATE OF TEXAS           §  
  §  
COUNTY OF Denton           §

This instrument was acknowledged before me on the 24<sup>th</sup> day of April, 2025, by Daniel Gilpin, Vice President of LADERA RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



  
Notary Public Signature

AFTER RECORDING RETURN TO:  
Robert D. Burton, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, TX 78701  
Email: rburton@winstead.com

### ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Ladera, recorded in Document No. 2025-003072, Official Public Records of Caldwell County, Texas, as the same may be amended from time to time.
2. Ladera Community Manual, recorded in Document No. 2025-003278, Official Public Records of Caldwell County, Texas, as same may be amended and supplemented from time to time.
3. Ladera Adoption of Working Capital Assessment, recorded in Document No. 2025-003279, Official Public Records of Caldwell County, Texas.

## FILED AND RECORDED

**Instrument Number: 2025-003672 Management Certificate**

Filing and Recording Date: 05/16/2025 10:38:58 AM Pages: 5 Recording Fee: \$37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



*Teresa Rodriguez*

Teresa Rodriguez, County Clerk  
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

**DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.**



Caldwell County  
Teresa Rodriguez, County Clerk  
1703 S. Colorado St.  
Box 1  
Lockhart, TX 78644  
512-398-1804

Receipt: 25-3109

Product	Name	Extended
MngmntCert	Management Certificate	\$37.00
	Pages	5
	Document #	2025-003672
	Document Info:	WINSTEAD PC
	No Heading	false
	Missing Address	false
Recording Fee - \$5 1st page, \$4 add pages		\$17.00
Records Management		\$10.00
Archival		\$10.00
<b>Total</b>		<b>\$37.00</b>
Tender (CHECK)		\$37.00
Name	WINSTEAD PC	
Check Number	000010173	
Name	WINSTEAD PC	

Thank You for Your Business