

MANAGEMENT CERTIFICATE
CORONADO ENCLAVE HOMEOWNER'S ASSOCIATION

The undersigned, being an officer or managing agent of Coronado Enclave Homeowner's Association (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: Coronado Enclave.
2. The name of the Association: Coronado Enclave Homeowner's Association, a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Coronado Enclave Homeowner's Association, c/o Aquity Management Group, 1308 E. Common St., Ste. 205, New Braunfels, TX 78130.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Aquity Management Group
Attn: Community Manager
Mailing Address: 1308 E. Common St., Ste.205, New Braunfels, TX 78130
Telephone Number: 830.719.4264
Email Address: Info@aquitymg.com

7. Website to access the Association's dedicatory instruments:
www.aquitymanagementgroup.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Transfer Fee - \$450.00.

Resale Certificate – \$350.00.


[SIGNATURE PAGE FOLLOWS]

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ACKNOWLEDGEMENT

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

**CORONADO ENCLAVE HOMEOWNER'S
ASSOCIATION**, a Texas non-profit corporation

By: 

Name: Mary Carolan

Title: Treasurer, 2024-2025 Board of Directors

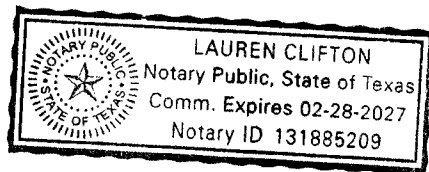
STATE OF TEXAS §

§

COUNTY OF Bexar §

This instrument was acknowledged before me this 21 day of April, 2025
by Mary Carolan, Treasurer of Coronado Enclave Homeowner's Association, a
Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]




Notary Public Signature

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

CORONADO ENCLAVE HOMEOWNER'S ASSOCIATION
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EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. Coronado Enclave – Plat (Unit 1), recorded as Document No. 140122, Official Public Records of Bexar County, Texas.
2. Coronado Enclave – Plat (Unit 2), recorded as Document No. 160246, Official Public Records of Bexar County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Coronado Enclave – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20150069296, Official Public Records of Bexar County, Texas.
2. Coronado Enclave – Bylaws, recorded as Document No. 20150060038, Official Public Records of Bexar County, Texas.
3. Coronado Enclave – First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20150081440, Official Public Records of Bexar County, Texas.
4. Coronado Enclave – Second Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20210201292, Official Public Records of Bexar County, Texas.
5. Coronado Enclave – Contract Procurement Policy, recorded as Document No. 20210277192, Official Public Records of Bexar County, Texas.
6. Coronado Enclave – Architectural Review Authority, recorded as Document No. 20210277195, Official Public Records of Bexar County, Texas.
7. Coronado Enclave – Procedures and Guidelines for Conducting Hearings, recorded as Document No. 20210277193, Official Public Records of Bexar County, Texas.
8. Coronado Enclave – Rules and Regulations, recorded as Document No. 20210277194, Official Public Records of Bexar County, Texas.
9. Coronado Enclave – Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20220107161, Official Public Records of Bexar County, Texas.
10. Coronado Enclave – Parking and Towing Policy, recorded as Document No. 20230097784, Official Public Records of Bexar County, Texas.

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File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Recorded Date: April 22, 2025

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Total Fees: \$33.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on:
4/22/2025 10:43 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk