

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
EL VINEDO HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HAYS §

The undersigned, being the Managing Agent for El Vinedo Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Vineyard Estates.
2. Name of Association: The name of the Association is El Vinedo Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Lots 17-55, of The Vineyard – Phase I, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume 14, Pages 26-27 of the Plat Records of Hays County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, Easement and Restrictions for Vineyard Estates.
 - (2) First Amendment to Declaration of Covenants, Conditions, Easement and Restrictions for Vineyard Estates.
 - (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Vineyard Estates.
 - b. Recording Information:
 - (1) Volume 3182, Page 369, *et seq.* in the Official Public Records of Real Property of Hays County, Texas.
 - (2) Volume 5244, Page 459, *et seq.* in the Official Public Records of Real Property of Hays County, Texas.
 - (3) Hays County Instrument No. 17002044.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is El Vinedo Homeowners Association, Inc. c/o Community Association Management, Inc. (CAM), 5900 Shepherd Mountain Cove, Building 2, Suite 275, Austin, Texas 78730.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Community Association Management, Inc. (CAM). Address: 5900 Shepherd Mountain Cove, Building 2, Suite 275, Austin, Texas 78730. Phone No.: 512.288.2376. Email Address: info@camanagers.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://elvinedohoa.com/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 325.00
Other Questionnaires	Up to \$500.00
Rush Fee	Up to \$300.00

EXECUTED on this 3rd day of October, 2025.

**EL VINEDO HOMEOWNERS
ASSOCIATION, INC.**

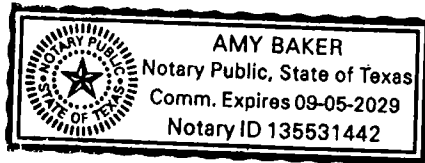
By: Community Association Management, Inc.,
Managing Agent

By: Jack Baker
Jack Baker, Principal

*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 3 day of October, 2025 personally appeared Jack Baker, Principal of Community Association Management, Inc., Managing Agent for El Vinedo Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Amy B
 Notary Public in and for the State of Texas

**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.

25044253 CERTIFICATE
12/02/2025 11:45:14 AM Total Fees: \$33.00

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

