

**HOMEOWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
NAPA COTTAGES HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE is made on behalf of NAPA COTTAGES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation.

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Napa Cottages Homeowners Association, Inc., was filed February 10, 2016, as Instrument No. 2016-00001973 in Official Public Records of Taylor County, Texas, which declaration as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

Name of Subdivision:	Napa Cottages, previously known as Rainy Creek Addition
Subdivision Recording Data:	The plat of the Subdivision recorded in Instrument No. 2016-00001694, Instrument No. 2017-00004299 and Instrument No. 2017-00004300 of the real property records of Taylor County, Texas.
Declaration and Declaration Amendment Recording Data:	The Declaration is recorded as Instrument No. 2016-00001973 in the real property records of Taylor County, Texas. Amended and restated by the instrument recorded as Instrument No. 2016-00015110 amended by Instrument No. 2024-17398 and Instrument No. 2025-14866 in the Official Public Records of Taylor County, Texas.
Name of Association:	Napa Cottages Homeowners Association, Inc.
Mailing Address of Association:	3409 South 14 th St. STE 130 Abilene, TX 79605
Name of Person Managing Association or Association's Designated Representative:	Covenant Association Management, LLC Attn: Delancy Walker
Mailing Address, Telephone Number, and Email Address of Person Managing Association or Association's Designated	Address: 3409 South 14 th St. STE 130 Abilene, Texas 79605; Telephone: 325-671-4435;

Representative: Email: info@covenanthoa.com

Website Address of
Any Internet Website on Which Association's Dedicatory
Instruments Are Available: <https://covenanthoa.appfolio.com/connect/users/signin>

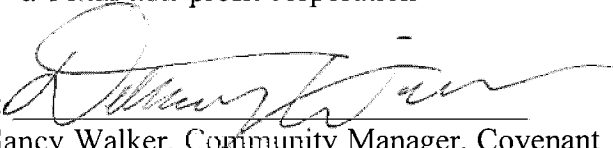
Amount and Description of
Fee or Fees Charged by
Association Relating to
Property Transfer in
Subdivision: The fees to be charged relating to the transfer of property are: (a) a maximum of \$375 for a resale/ refinance disclosure; (b) the maximum fee to be charged for transfer is \$100; (c) the maximum fees to be charged for a Resale Certificate Update is \$75; (d) a maximum fee to be charged for a rush fee is \$100; (e) a maximum fee of \$575 for transfer fee, rush fee, and resale certificate.

Resale Certificate Resale Certificates may be requested by submitting an online request at covenanthoa.com, or by contacting info@covenanthoa.com

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to replace all Management Certificates previously filed by the Association.

**ASSOCIATION:
NAPA COTTAGES HOMEOWNERS
ASSOCIATION, INC.**

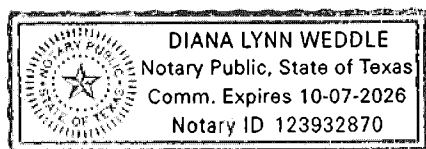
a Texas non-profit corporation

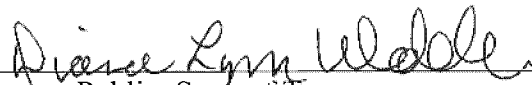
By: 
Delancy Walker, Community Manager, Covenant
Association Management, LLC, its Managing
Company

THE STATE OF TEXAS §

COUNTY OF TAYLOR §

This instrument was acknowledged before me on this 20th day of August, 2025 by Delancy Walker, Community Manager of Covenant Association Management, LLC, managing company of Napa Cottages Homeowners Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas

**THE STATE OF TEXAS
COUNTY OF TAYLOR**

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

2025-15442 CT
Number of Pages: 3
08/20/2025 10:33:23 AM Total Fees: \$29.00

Brandi DeRemer, County Clerk
Taylor County, Texas

Brandi DeRemer

