

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
MAGNOLIA VILLAGE AT CINCO LAKES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent of Magnolia Village at Cinco Lakes 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 Magnolia Village at Cinco Lakes.
2. **Name of Association:** The name of the Association is Magnolia Village at Cinco Lakes Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**
 - a. Magnolia Village Enclave, a subdivision of 19.285 acres as more particularly described by the replat and subdivision plat establishing Magnolia Village Enclave as Lots 1-26, 901, 902 & 999, Block 45, Lots 1-14, 901 & 902, Block 46, Lots 1-20, Block 47, and Lots 1-28, Block 48, out of a 34.582 acre tract of land, more or less, recorded in Volume 11032, Page 1593 of the Official Public Records of Bexar County, Texas, being out of the Juan Nepomuceno Juarez Survey 61, Abstract 373, C.B. 4312, Bexar County, Texas, which replat and subdivision plat was filed of record under Plat No. 21-11800195 of the Plat Records of Bexar County, Texas on September 14, 2022.
4. **Recording Data for the Declaration:**
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Magnolia Village at Cinco Lakes.
 - (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Magnolia Village at Cinco Lakes.
 - b. Recording Information:
 - (1) Bexar County Clerk's File No. 20230142474.
 - (2) Bexar County Clerk's File No. 20230197908.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Magnolia Village at Cinco Lakes Homeowners Association, Inc. c/o Associa Hill Country, 300 East Sonterra Boulevard, Suite 250, San Antonio, Texas 78258.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:
- Associa Hill Country
Attn: Charles Cleveland
300 East Sonterra Boulevard, Suite 250
San Antonio, Texas 78258
(210) 545-1888
Charles.Cleveland@associahillcountry.com
7. The Association's Dedicatory Instruments are available to Members online at:
Website: <https://app.townsq.io/login>
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	\$75.00
Capital Assessment [Declaration Article V, Section 5.8]	Capital Assessment is an amount equal to 40% of the then-current Annual Maintenance Charge. The Capital Assessment for 2024 is \$300.00. For future years, the Capital Assessment must be confirmed by the Association.
Administrative Fee [Declaration Article V, Section 5.11]	An Administrative Fee may be established by the Board of Directors. For 2024, there is no Administrative Fee. For future years, the Administrative Fee must be confirmed by the Association.

Executed on this 23 day of January, 2024.

**MAGNOLIA VILLAGE AT CINCO LAKES
HOMEOWNERS ASSOCIATION, INC.**

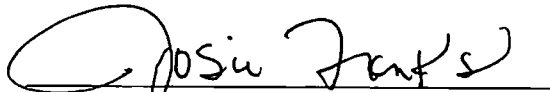
By: Associa Hill Country, Managing Agent

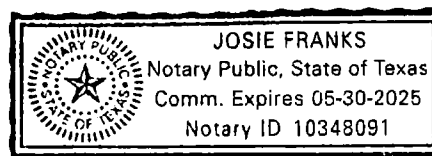

Charles Cleveland, Community Association Manager

*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 Bullock §

BEFORE ME, the undersigned notary public, on this 23 day of January, 2024 personally appeared Charles Cleveland, Managing Agent of Magnolia Village at Cinco Lakes 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.


Notary Public in and for the State of Texas



File Information

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

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Recorded Date: January 23, 2024
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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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: 1/23/2024 12:06 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk