

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
Counts Estates Residential Community, Inc

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Hays §

1. Name of Subdivision: **Counts Estates Residential Community, Inc**
2. Subdivision Location: Hays County
3. Name of Homeowners Association: **Counts Estates Residential Community, Inc**
4. Recording Data for Association:

 Plat Map information can be found under Doc No. 14037741
 Addition Of Land To DCCR's recorded under Doc No. 14021758
 Entry And Landscape Easement information filled under Doc No. 14014240 and Doc No. 14010899
5. Recording Data for Declaration and any amendments:

 Assignment of Declarant's Rights recorded under Doc. No. 19041690
 Declarant Removal and Appointment Of Directors Filled under Doc no. 19042787

 Design Guidelines filled under Doc No. 14007624
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

 Bylaws can be found under Doc. Number W0610841.1
 DCCR's are recorded under Doc. Number 14007586
 Notice of dedicatory instruments and Policy Manual Can be found under Doc No. 14008631
7. Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management
 17319 San Pedro Ave, Suite 300
 San Antonio, TX 78232
 contact@JellyBirdHOA.com
 210-640-3911
<https://jellybirdhoa.com/app/>

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capital Fee - \$250.00 at each closing

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 13th day of December, 2021.

Counts Estates Residential Community, Inc

By: Shelby Welch
Shelby Welch (of JellyBird HOA Management), Managing Agent

State of Texas §

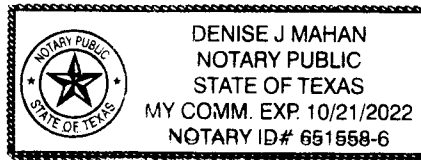
County of Bexar §

This instrument was acknowledged and signed before me on 13th

December, 2021 by Shelby Welch, representative of JellyBird HOA Management, the Managing Agent of Counts Estates Residential Community, Inc, on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
JellyBird HOA Management
Attn: Transitions
17319 San Pedro, #300
San Antonio, TX 78232



**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.

21069528 CERTIFICATE
12/20/2021 03:52:26 PM Total Fees: \$34.00

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

