

AMENDED MANAGEMENT CERTIFICATE OF ELM TRAILS COMMUNITY ASSOCIATION, INC.

This document supersedes all previous Management Certificates. The undersigned, being an officer of Elm Trails Community Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

Name of the Subdivision: **Elm Trails**

Name of the Association: **Elm Trails Community Association, Inc.**

Recording data for the Subdivision:

Community Manual for Elm Trails recorded under Document No. 20220206004,
Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions for Elm Trails recorded
under Document No. 20220205782, Official Public Records of Bexar County,
Texas.

The recording data for Restrictions:

Community Manual for Elm Trails recorded under Document No. 20220206004,
Official Public Records of Bexar County, Texas.

Declaration of Covenants, Conditions and Restrictions for Elm Trails recorded
under Document No. 20220205782, Official Public Records of Bexar County,
Texas.

Adoption of Working Capital Assessment for Elm Trails recorded under Document
No.20220206923, Official Public Records of Bexar County, Texas.

Name and Mailing Address of the Association

Elm Trails Community Association, Inc.
c/o Class Community Service, LLC.
830 North Blvd #3079
Universal City TX 78148

The Name, Mailing Address, Telephone Number, and e-mail address of the person
managing the Association:

Class Community Service, LLC.
830 North Blvd #3079
Universal City TX 78148
726-231-3651
info@ccsclassc.com

The Website Address of any Website on which the Association's Dedicatory Instruments are available (in accordance with Section 207.006, Texas Property Code):

<https://www.homewisedocs.com/>

<https://ccsclassc.com/>

The Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision, and other information the association considers appropriate:

Resale Disclosure (TREC Form) Package.

This bundle includes a TREC form and association documents necessary for closing.

\$375.00 plus \$35.00 processing fee (\$410.00 Total)

- 1 business day Rush Fee - \$410.00 plus \$115.00
- 3 business day Rush Fee - \$410.00 plus \$100.00
- 5 business day Rush Fee - \$410.00 plus \$75.00

Statement of Account.

\$115.00 plus \$35 processing fee (\$150.00 Total)

- 1 business day Rush Fee- \$150.00 plus \$115.00
- 3 business day Rush Fee- \$150.00 plus \$100.00
- 5 business day Rush Fee- \$150.00 plus \$75.00

Transfer Fee.

\$200.00

Prospective buyers are encouraged to review the associations DCC&R's, Bylaws and all association governing documents prior to purchase.

[Signature Page Follows]

EXECUTED to be effective on the date this instrument is Recorded.

Elm Trails Community Association, Inc.
A Texas non-profit corporation

By: Calisha White

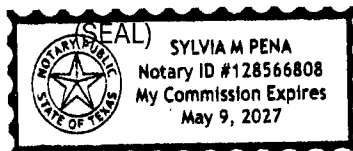
Name: CaLisha White

Title: CEO/Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged before me on 16th day of April 2025, by CaLisha White, the Managing Agent of Elm Trails Community Association, Inc., a Texas non-profit corporation.



Sylvia M. Pena
Notary Public's Signature

File Information

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

Document Number: 20250084821

Recorded Date: May 12, 2025

Recorded Time: 9:24 AM

Total Pages: 4

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: 5/12/2025 9:24 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk