

**MANAGEMENT CERTIFICATE FOR
HANOVER COVE HOMEOWNERS ASSOCIATION
BEXAR COUNTY**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Hanover Cove
2. **Name of Association:** Hanover Cove Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Hanover Cove Homeowners Association, Inc., 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: sanantonio@fsresidential.com Community Website: <https://hanovercove.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**
 Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **\$295.00** collected at closing from the buyer.
 Capital Improvement Fee: \$150.00 (All Closings)
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Hanover Cove Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

HANOVER COVE HOMEOWNERS ASSOCIATION, INC

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 24th day of January 2023 by Kristie Rose-Zapp, the Managing Agent of the Hanover Cove Homeowners Association, Inc. on behalf of the Association.

Ronda Lajeane Shaw
Notary Public – State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy, Ste 100
San Antonio, TX 78231

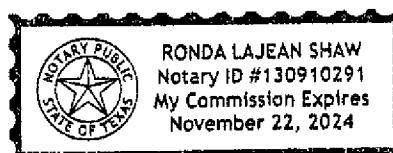


EXHIBIT "A"

The Hanover Cove Homeowners Association, a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Hanover Cove Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
03/30/2005	DCCR Unit 1	20050066987
06/20/2005	Bylaws	20050135688
08/09/2006	DCCR Annexation Unit 2	20060191119
12/12/2006	Resolution - Assessment Collections	20060299937
06/12/2007	DCCR Annexation Unit 1 and 1st Amendment	20070135462
04/15/2008	Articles of Incorporation	20080077816
01/05/2012	Resolution - Collection and Payment Plans	20120002299
01/05/2012	Resolution - Records Retention	20120002298
01/11/2012	Bylaws 1st Amendment	20120005722
01/11/2012	Pool Book	20120005719
10/11/2016	Amenity & Common Area Sharing & Maintenance Agreement	20160200579
10/17/2016	Exhibit A Resolution	20160204775
09/27/2021	209 Hearing Resolution	20210268952
09/27/2021	Display of Religious Items Policy	20210268959
09/27/2021	Security Measures Policy	20210268966
03/14/2022	Pool Rules and Pool Waiver	20220063249

File Information

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

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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: 1/26/2023 9:38 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk