

**MANAGEMENT CERTIFICATE
OF
MONT BLANC MASTER RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Mont Blanc Master Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Mont Blanc.
2. The name of the Association: Mont Blanc Master Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Guadalupe County, Texas, made subject to that certain Mont Blanc Master Covenant [Residential], recorded under Document No. 202599010085, in the Official Public Records of Guadalupe County, Texas, as may be amended from time to time (the "**Covenant**"), pursuant to the filing of one or more Notices of Applicability in the Official Public Records of Guadalupe County, Texas.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Mont Blanc Master Residential Community, Inc., c/o Alamo Management Group, 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name:	Mont Blanc Master Residential Community, Inc., c/o Alamo Management Group
Attention:	Mark Edwards
Mailing Address:	2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258
Telephone Number:	210-485-4088
Email Address:	info@alamomg.com

7. Website to access the Association's dedicatory instruments:
www.amghoa.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment: \$250.00

Transfer Fee: \$395.00.

Resale Certificate Fee: \$250.00.

- Rush for Resale Package:
 - 5 business day = \$100.00 / 2 business days = \$200.00

Statement of Account only = \$100.00

- Rush for Statement of Account only:
 - 5 business day = \$80.00 / 2 business day = \$150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

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

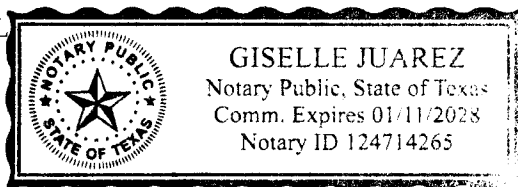
MONT BLANC MASTER RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: *Austin W. Hagauer*
Name: Austin W. Hagauer
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 2nd day of December, 2025, by Austin W. Hagauer, President of Mont Blanc Master Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Giselle Juarez
Notary Public Signature

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

1. Mont Blanc Master Covenant [Residential], recorded under Document No. 202599010085, Official Public Records of Guadalupe County, Texas, as may be amended from time to time.
2. Mont Blanc Development Area Declaration [Residential], recorded under Document No. 202599011020, Official Public Records of Guadalupe County, Texas, as may be amended from time to time.
3. Mont Blanc Adoption of Working Capital Assessment, recorded under Document No. 202599011192, Official Public Records of Guadalupe County, Texas.
4. Mont Blanc Design Guidelines, recorded under Document No. 202599011193, Official Public Records of Guadalupe County, Texas.
5. Mont Blanc Community Manual, recorded under Document No. 202599011194, Official Public Records of Guadalupe County, Texas.
6. Mont Blanc Notice of Applicability [Residential] [Ackermann Subdivision], recorded under Document No. 202599023127, Official Public Records of Guadalupe County, Texas.
7. Mont Blanc Notice of Easement and Designation of Common Area [Fencing Improvements], recorded under Document No. 202599023130, Official Public Records of Guadalupe County, Texas.

202599030416

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
12/03/2025 10:47:26 AM PAGES: 4 VICTORIA
TERESA KIEL, COUNTY CLERK



Teresa Kiel