

**MANAGEMENT CERTIFICATE FOR  
ENCLAVE AT HANOVER COVE HOMEOWNERS ASSOCIATION, INC  
Bexar County**

STATE OF TEXAS     §  
COUNTY OF BEXAR   §

1.     **Name of Subdivision:**                Enclave at Hanover Cove
2.     **Name of Association:**            Enclave at 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:** Enclave at 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. Emailed: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com)  
Community Website: <https://enclaveathanovercove.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: \$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 Enclave at 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.*

Enclave At Hanover Cove Homeowners Association, Inc.

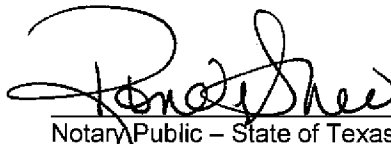
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

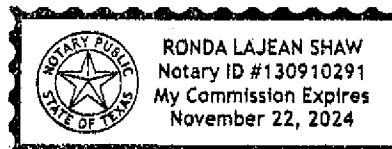
Print Title: Managing Agent

STATE OF TEXAS     §  
COUNTY OF BEXAR   §

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

  
\_\_\_\_\_  
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"**

**Enclave at Hanover Cove Homeowners Association, Inc.**, 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 Enclave at Hanover Cove Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
10/10/2016	Enclave At Hanover Cove Homeowners Association Inc. DCCR	20160199641
10/17/2016	Enclave At Hanover Cove Homeowners Association Inc. Policy Manual	20160201902
10/17/2016	Enclave At Hanover Cove Homeowners Association Inc. Certificate of Formation	20160205004
10/17/2016	Enclave At Hanover Cove Homeowners Association Resolution Amenity and Common Area Sharing and Maintenance Agreement	20160205010
10/18/2016	Enclave At Hanover Cove Homeowners Inc. Rules Regarding the Use of Hanover Cove Amenities	20160205886
04/08/2021	First Amendment to Bylaws	20210092504
09/27/2021	209 Hearing Policy	20210267930

**File Information**

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

**Document Number:** 20230013678  
**Recorded Date:** January 26, 2023  
**Recorded Time:** 9:11 AM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* 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: 1/26/2023 9:11 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk