

SANCTUARY EAST HOMEOWNERS' ASSOCIATION, INC.**MANAGEMENT CERTIFICATE****STATE OF TEXAS**

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COUNTY OF BELL

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This Management Certificate is filed by the Sanctuary East Homeowners' Association, Inc., a Texas nonprofit corporation, pursuant to Texas Property Code §209.004.

1. Name of Subdivision:

Sanctuary East Residential Community

2. Name of Association:

Sanctuary East Homeowners' Association, Inc., a Texas nonprofit corporation

3. Recording Data for the Subdivision Plat(s): To obtain copies of a plat, please contact the Bell County Clerk. The following plat(s), as may be amended from time to time, include those tracts of real property currently annexed into the Sanctuary East Residential Community subdivision.

- (a) Salado Sanctuary, Phase 1 A Final Plat, a subdivision located in Bell County, Texas, according to the map or plat recorded under Document No. 2022042431, Official Public Records of Bell County, Texas.

4. Recording Data for the Declaration and All Amendments:

Name of Instrument: Declaration of Covenants, Conditions and Restrictions for Sanctuary East Residential Community

Recorded On: October 12, 2021, in Document No. 2021066540, of the Official Public Records of Bell County, Texas

Amendments, If Any, Recorded: None.

5. Mailing Address of the Association and Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:

Alliance Association Management
4009 Banister Lane #300
Austin, Texas 78704
Phone No.: (512) 328-6100
Email: ACHinfo@associa.us

6. Association's Website Address Where the Subdivision's Restrictions are Posted:

www.townsq.io

7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Working Capital Assessment	\$100.00 per residential Lot
New account setup fee establishing new Owner's account in the Association's records:	\$45
Resale Certificate:	\$340
Resale Certificate Update:	\$75
Transfer Fee:	\$220
Legacy Account Closure Fee:	\$220
Refinance Statement of Account:	\$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation:	\$175 for 1 day expedite \$125 for 3 day expedite

Prospective purchasers are advised to independently examine the Declaration of Covenants, Conditions and Restrictions, Bylaws, Design Guidelines and all other dedicatory instruments of the Subdivision and Association prior to purchase.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE]

SIGNED this 6th day of October, 2021.

SANCTUARY EAST
HOMEOWNERS' ASSOCIATION, INC.,
a Texas nonprofit corporation

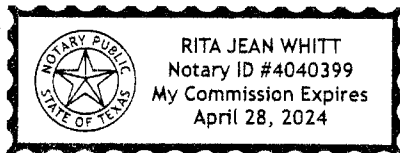
By: 
Billie Hanks, Jr., President


STATE OF TEXAS

COUNTY OF Tom Green

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BEFORE ME, the undersigned authority, on this 6th day of October, 2021, personally appeared Billie Hanks, Jr., as President of Sanctuary East Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of the said nonprofit corporation.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

McLean & Howard, LLP
Attn: Leslie Keyser
Barton Oaks Plaza, Building 2
901 S. Mopac Expressway, Suite 225
Austin, Texas 78746



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2022043306

As

CERTIFICATE

Recorded On: July 07, 2022

Parties: SANCTUARY EAST HOMEOWNERS ASSOCIATION INC

To SANCTUARY EAST RESIDENTIAL COMMUNITY

Comment:

Billable Pages: 3

Number of Pages: 4

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
Total Fees:	\$19.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

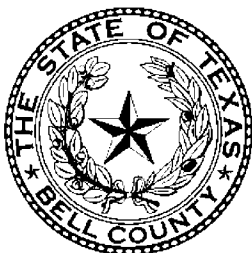
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2022043306
Receipt Number: 290997
Recorded Date/Time: 07/07/2022 10:20:03 AM
User / Station: zbranead - BCCCD0642

Record and Return To:

McLean & Howard, L.L.P.



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk