

**MANAGEMENT CERTIFICATE  
OF  
NAVARRO FIELDS COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Navarro Fields Community Association, 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: Navarro Fields.
2. The name of the Association: Navarro Fields Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Guadalupe County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Navarro Fields, recorded in Document No. 202399030238, Official Public Records of Guadalupe County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.

The name and mailing address of the Association: Navarro Fields Community Association, Inc., c/o **The Neighborhood Company**, 1118 Vintage Way New Braunfels, TX 78132.

5. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Navarro Fields Community Association, Inc.  
c/o **The Neighborhood Company**  
Attn: Katie Dixon

Mailing Address: 1118 Vintage Way  
New Braunfels, TX 78132

Telephone Number: 830-264-2454

Email Address: **Info@NeighborhoodCo.com**

6. Website to access the Association's dedicatory instruments:  
[www.navarrofieldsowners.com](http://www.navarrofieldsowners.com)
7. 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 - \$400.00

Resale Certificate Fee - \$375.00

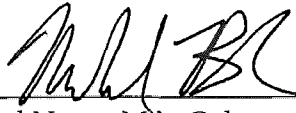
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 1st day of December, 2023.

**NAVARRO FIELDS COMMUNITY ASSOCIATION,  
INC.,**

a Texas nonprofit corporation

By: 

Printed Name: Mike Bohm

Title: President

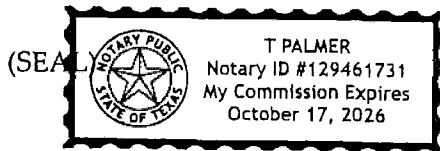
STATE OF TEXAS

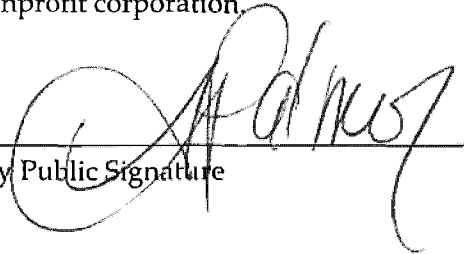
§

§

COUNTY OF Hays §

This instrument was acknowledged before me on the 1 day of December,  
2023, by Mike Bohm, President of NAVARRO FIELDS COMMUNITY ASSOCIATION, INC.,  
a Texas nonprofit corporation, on behalf of said nonprofit corporation.



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.

Winstead PC

401 Congress Ave., Suite 2100

Austin, TX 78701

Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Navarro Fields, recorded in Document No. 202399030238, Official Public Records of Guadalupe County, Texas, as the same may be amended from time to time.
2. Navarro Fields Community Manual, recorded in Document No. 202399030248, Official Public Records of Guadalupe County, Texas, as same may be amended and supplemented from time to time.
3. Navarro Fields Amended and Restated Adoption of Working Capital Assessment, recorded in Document No. 202399030330, Official Public Records of Guadalupe County, Texas.

ATTACHMENT 1

NAVARRO FIELDS COMMUNITY ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

**FILED and RECORDED in the OFFICIAL PUBLIC RECORDS**

**Honorable Teresa Kiel, Guadalupe County Clerk**

**Document Number:** 202399030945  
**Recorded On:** December 21, 2023 11:30 AM  
**Total Pages:** 5  
**Total Fees:** \$38.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

---

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION  
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

**Receipt Number:** 20231221000045  
**User:** Leah D  
**Station:** Production 4

**Return To:**  
Simplifile

---

**STATE OF TEXAS  
GUADALUPE COUNTY**

**I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



*Teresa Kiel*  
Teresa Kiel  
Guadalupe County Clerk  
Guadalupe County, TX