

**MANAGEMENT CERTIFICATE  
KISSING TREE COTTAGES CONDOMINIUMS ASSOCIATION, INC.**

The undersigned, being an officer of Kissing Tree Cottages Condominiums Association, Inc., a Texas nonprofit corporation, and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Kissing Tree Cottages Condominiums (the "**Condominium**").
2. The name of the condominium community association: Kissing Tree Cottages Condominiums Association, Inc., a Texas nonprofit corporation (the "**Association**").
3. The location of the Condominium: 201 Kissing Tree Lane, San Marcos, Texas 78666
4. The recording data for the Declaration: The Association is a Texas nonprofit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums, recorded as Document No. 20002667, Official Public Records of Hays County, Texas, as amended by the following:
  - a. Kissing Tree First Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 20022920, Official Public Records of Hays County, Texas.
  - b. Kissing Tree Second Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 20027683, Official Public Records of Hays County, Texas.
  - c. Kissing Tree Declaration of Annexation and Third Amendment to the Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 21008131, Official Public Records of Hays County, Texas.
  - d. Kissing Tree Fourth Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 21038613, Official Public Records of Hays County, Texas.
  - e. Kissing Tree Declaration of Annexation and Fifth Amendment to the Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 21048239, Official Public Records of Hays County, Texas.
  - f. Kissing Tree Sixth Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 22051874, Official Public Records of Hays County, Texas.

- g. Kissing Tree Declaration of Annexation and Seventh Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 23007211, Official Public Records of Hays County, Texas.
  - h. Kissing Tree Declaration of Annexation and Eighth Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 23034636, Official Public Records of Hays County, Texas.
  - i. Kissing Tree Declaration of Annexation and Ninth Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 24007619, Official Public Records of Hays County, Texas.
  - j. Kissing Tree Tenth Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 24042284, Official Public Records of Hays County, Texas.
  - k. Kissing Tree Eleventh Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 25028216, Official Public Records of Hays County, Texas.
  - l. Kissing Tree Condominium Design Guidelines for Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 20002731, Official Public Records of Hays County, Texas.
  - m. Kissing Tree Adoption of Reserve Fund Contribution Kissing Tree Cottages Condominiums [Age-Restricted], recorded as Document No. 20002748, Official Public Records of Hays County, Texas.
  - n. Kissing Tree Cottages Condominiums [Age-Restricted] Policy Manual, recorded as Document No. 20002730, Official Public Records of Hays County, Texas; Notice of Dedicatory Instruments for Kissing Tree Cottages Condominiums Association, Inc., recorded as Document No. 21071447, Official Public Records of Hays County, Texas.
5. The name, mailing address, telephone number and e-mail address of the management company managing the Association:

c/o Cohere Life  
 201 Kissing Tree Lane  
 San Marcos, Texas 78666  
 Attn: Rebecca Rounds-Burger, Executive Director  
 Email: rrounds@coherelife.com; ktmc@coherelife.com  
 Phone: 512-749-1287

6. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 82.1142 of the Texas Property Code:

www.kissingtreeresidents.com

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

Transfer Fee:	\$175.00
Resale Certificate/ Document Fee	\$375.00
Working Capital Fee:	Three months of Regular Assessments per Condominium Unit \$561.00 – Service Area 1; \$546.00 – Service Area 2
Reserve Fund Contribution:	\$561.00 – Service Area 1; \$546.00 – Service Area 2
Upfront Monthly Assessments	\$374.00 – Service Area 1; \$364.00 – Service Area 2 (equal to two months of Regular Assessments) Collected at Closing

Prospective purchasers are advised to independently examine all dedicatory instruments of the Subdivision and Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

Condominium owners are responsible for payment of association assessments to both the condominium association and master association. Prospective purchasers are advised to review the Management Certificate for Kissing Tree Master Community, Inc. for master association assessments and fees.

AGE-RESTRICTED CONDOMINIUMS. KISSING TREE COTTAGES CONDOMINIUMS HAVE CERTAIN AGE RESTRICTIONS ON OWNERSHIP OF A UNIT. EACH OWNER IS ADVISED TO REVIEW THE AGE RESTRICTIONS IN THE DOCUMENTS AND MASTER DOCUMENTS TO UNDERSTAND WHAT AGE-RESTRICTIONS ARE APPLICABLE TO THE UNITS.

[SIGNATURE PAGE FOLLOWS]

[EXECUTION PAGE TO MANAGEMENT CERTIFICATE  
FOR KISSING TREE COTTAGES CONDOMINIUMS ASSOCIATION, INC.]

This Certificate is effective as of the date this instrument is Recorded.

**KISSING TREE COTTAGES CONDOMINIUMS  
ASSOCIATION, INC.**, a Texas nonprofit corporation

By: \_\_\_\_\_

Chris Mastin, President

THE STATE OF TEXAS

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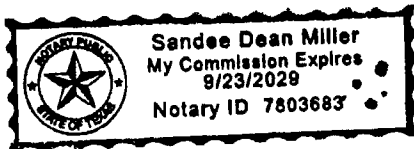
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COUNTY OF TRAVIS

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This instrument was acknowledged before me on 17<sup>th</sup> day of October, 2025, by Chris Mastin, as President of Kissing Tree Cottages Condominiums Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[SEAL]



\_\_\_\_\_  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

McLean & Howard, LLP

Leslie Keyser

4301 Bull Creek Road, Suite 150

Austin, Texas 78731

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

25038822 CERTIFICATE  
10/20/2025 04:15:32 PM Total Fees: \$37.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

