

MANAGEMENT CERTIFICATE
OF
SUNSHINE TRAILS COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Sunshine Trails 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: Sunshine Trails.
2. The name of the Association: Sunshine Trails Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Bexar County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Sunshine Trails, recorded under Document No. 20240152431, in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Sunshine Trails Community Association, Inc., c/o Alamo Management Group, 2611 N. Loop 1604 West, Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:
 - Name: Sunshine Trails Community Association, Inc.
c/o Alamo Management Group
 - Mailing Address: 2611 N. Loop 1604 West, Suite 100
San Antonio, Texas 78258
 - Attn: Mark Edwards
 - Telephone Number: 210-485-4088
 - Email Address: medwards@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	-	\$500.00
Transfer Fee	-	\$395.00

Resale Certificate Fee:

- \$250.00 - \$350.00 (Developer to Homebuilder)
- \$350.00 - \$450.00 (Homebuilder to Owner)
- \$250.00 - \$350.00 (Owner to Owner)

Refinance Certificates, PUD forms, lender questionnaires or other related forms: \$25.00 - \$100.00, depending on the type of form.

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

[SIGNATURE PAGE FOLLOWS]

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Sunshine Trails, recorded under Document No. 20240152431, in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time.
2. Sunshine Trails Community Manual, recorded under Document No. 20240152709, in the Official Public Records of Bexar County, Texas, as the same may be amended and/or supplemented from time to time.
3. Sunshine Trails Adoption of Working Capital Assessment, recorded under Document No. 20240152749, in the Official Public Records of Bexar County, Texas.

ATTACHMENT 1

SUNSHINE TRAILS COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

File Information

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

Document Number: 20240152966
Recorded Date: August 22, 2024
Recorded Time: 8:13 AM
Total Pages: 5
Total Fees: \$37.00

**** 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: 8/22/2024 8:13 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk