

SUNFLOWER RIDGE HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
 COUNTY OF COMAL §

The undersigned, being the Managing Agent for Sunflower Ridge Homeowners Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Sunflower Ridge.
2. Name of Association: The name of the Association is Sunflower Ridge Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Sunflower Ridge Subdivision Unit 1A, a subdivision in Comal County, Texas, according to the map or plat thereof recorded under Document No. 202306002686 of the Map or Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Declaration of Covenants, Conditions and Restrictions for Sunflower Ridge, Comal County Clerk's File No. 202306025151.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sunflower Ridge Homeowners Association, Inc. c/o FirstService Residential - Austin, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential - Austin; Address: 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735; Phone Number: 512-266-6771; Toll Free Phone Number: 833-710-6867; Fax: 512-266-6791; Email Address: austin@fsresidential.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: fsresidential.com.
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Fee	Amount
Transfer Fee	\$295.00
Resale Certificate Fee	\$375.00

Resale Certificate Update Fee	\$75.00
Refinance Fee	\$100.00
Welcome Packet Fee	\$26.50
Capitalization Assessment [Article V, Section 5.8]	Upon the initial conveyance of a Lot after the substantial completion of a Residential Dwelling, the purchaser of the Lot is required to pay to the Association a sum equal to the amount of the Annual Maintenance Charge in effect as of the date of closing. The Capital Assessment is due and payable on the date the deed conveying the Lot to the purchaser is recorded or the date the contract for deed is executed. The Capital Assessment for 2023 is \$350.00. For future years, the Capital Assessment must be verified with the Association.

Executed on this 4 day of October, 2023.

SUNFLOWER RIDGE HOMEOWNERS ASSOCIATION, INC.

By: FirstService Residential - Austin,
Managing Agent

By: Kristie Rose-Zapp

Printed: Kristie Rose-Zapp

Its: President Central TX

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/03/2023 09:58:22 AM
CHRISTY 2 Pages(s)
202306031663

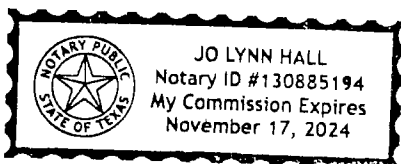


Bobbie Koepp

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
COUNTY OF Comal §

BEFORE ME, the undersigned notary public, on this 4 day of October, 2023 personally appeared Kristie Rose-Zapp the President of FirstService Residential - Austin, Managing Agent for Sunflower Ridge Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas