

**MANAGEMENT CERTIFICATE
OF
SUNSET RIDGE COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Sunset Ridge 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: Sunset Ridge.
2. The name of the Association: Sunset Ridge Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Comal County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Sunset Ridge, recorded in Document No. 202406017388, Official Public Records of Comal 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.
5. The name and mailing address of the Association: Sunset Ridge Community Association, Inc., c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759 Attn: Jennifer Powers.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Sunset Ridge Community Association, Inc.
c/o Goodwin & Company
Mailing Address: 11950 Jollyville Road
Austin, Texas 78759
Attn: Jennifer Powers
Telephone Number: 214-445-2756
Email Address: jennifer.powers@goodwintx.com

7. Website to access the Association's dedicatory instruments:
<http://goodwintx.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 – \$600.00

Transfer Fee – \$275.00

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 29th day of MAY, 20 24.

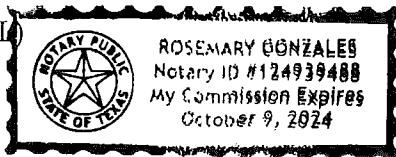
SUNSET RIDGE COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation

By: Eyal Avnon
Printed Name: EYAL AVNON
Title: President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 29 day of MAY, 2024, by EYAL AVNON President of SUNSET RIDGE COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Rosemary Gonzales
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. Fifth St., Ste 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Sunset Ridge, recorded in Document No. 202406017388, Official Public Records of Comal County, Texas.
2. Sunset Ridge Community Manual, recorded in Document No. 202406017470, Official Public Records of Comal County, Texas.
3. Sunset Ridge Adoption of Working Capital Assessment, recorded in Document No. 202406017469, Official Public Records of Comal County, Texas.
4. Sunset Ridge Modification Design Guidelines, recorded in Document No. 202406017466, Official Public Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
06/20/2024 10:10:28 AM
LAURA 4 Pages(s)
202406018479**



Bobbie Koepp