

**MANAGEMENT CERTIFICATE
OF
SIMMONS VALLEY RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Simmons Valley Residential Community, 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: Simmons Valley.
2. The name of the Association: Simmons Valley Residential Community, 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 Simmons Valley, recorded under Document No. 202506002572 in the 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 thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Simmons Valley Residential Community, Inc., c/o CCMC, 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Simmons Valley Residential Community, Inc., c/o CCMC
Mailing Address:	7800 N. Dallas Parkway, Suite 450, Plano, TX 75024
Attn:	Andy Babbitt
Telephone Number:	469-246-3500
Email Address:	ababbitt@ccmcnet.com

7. Website to access the Association's dedicatory instruments:
<https://ccmc.net>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,200.00

Transfer Fee - \$375.00

Lender Questionnaire Fee - \$200.00 per questionnaire for standard format.
\$300.00 per questionnaire for custom format.

Resale Trustee/Lender Sale Fee - \$375.00 per transaction.

Refinance/Lien Estoppel Fee - \$200.00 per transaction.

Resale Disclosure/Lien Estoppel Fee - \$375.00 per lot (\$50 per lot for Developer to Builder)

Account Setup Fee - \$100.00 collected at escrow from buyer

Resale Disclosure Update - \$75.00

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

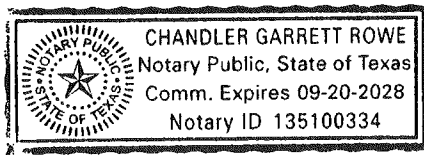
SIMMONS VALLEY RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Richard Mott
Name: Richard Mott
Title: President

STATE OF TEXAS §
COUNTY OF Brewer §

This instrument was acknowledged before me on the 7 day of January, 2025, by Richard Mott, President of Simmons Valley Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Simmons Valley, recorded under Document No. 202506002572 in the Official Public Records of Comal County, Texas, as the same may be amended and/or supplemented from time to time.
2. Simmons Valley Community Manual, recorded under Document No. 202506002928 in the Official Public Records of Comal County, Texas, as the same may be amended and/or supplemented from time to time.
3. Simmons Valley Adoption of Working Capital Assessment, recorded under Document No. 202506002925 in the Official Public Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/07/2025 10:38:14 AM
TAMMY 4 Pages(s)
202506003633**



Bobbie Koepp