



**MANAGEMENT CERTIFICATE
OF
HANSFORD RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Hansford 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: Hansford.
2. The name of the Association: Hansford Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Caldwell County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Hansford, recorded under Document No. 2023-003047, in the Official Public Records of Caldwell 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: Hansford Residential Community, Inc., c/o The Neighborhood Company, 1118 Vintage Way, New Braunfels Tx 78132.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Hansford Residential Community, Inc.
c/o The Neighborhood Company
Mailing Address: 1118 Vintage Way
New Braunfels Tx 78132
Attn: Laura Ficco
Telephone Number: 830-264-2454
Email Address: Laura@neighborhoodco.com

7. Website to access the Association's dedicatory instruments:
www.HansfordOwners.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 - \$250.00

Transfer Fee - \$400.00

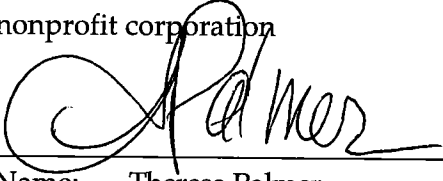
Resale Certificate Fee - \$375.00

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 date this Certificate is Recorded in the Official Public Records of Caldwell County, Texas.

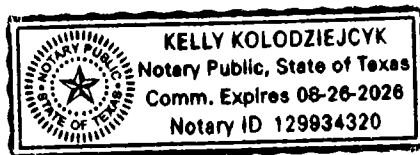
HANSFORD RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

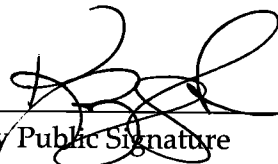
By: 
Printed Name: Theresa Palmer
Title: Director

STATE OF TEXAS §
 §
COUNTY OF Hays §

This instrument was acknowledged before me on the 14 day of November, 2023, by Theresa Palmer, as Director of HANSFORD RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Hansford, recorded under Document No. 2023-003047, in the Official Public Records of Caldwell County, Texas, as the same may be amended from time to time.
2. Hansford Community Manual, recorded under Document No. 2023-003388, in the Official Public Records of Caldwell County, Texas, as same may be amended and supplemented from time to time.
3. Hansford Adoption of Working Capital Assessment, recorded under Document No. 2023-003385, in the Official Public Records of Caldwell County, Texas.
4. Hansford Notice of Exemption of Assessments, recorded under Document No. 2023-003384, in the Official Public Records of Caldwell County, Texas.
5. Hansford Architectural Application and Approval, recorded under Document No. 2023-003387, in the Official Public Records of Caldwell County, Texas.
6. Notice of Plat Recordation for Hansford, recorded under Document No. 2023-003588, in the Official Public Records of Caldwell County, Texas.
7. Hansford First Supplement to Community Manual, recorded under Document No. 2023-007189, in the Official Public Records of Caldwell County, Texas, as same may be amended and supplemented from time to time.

ATTACHMENT 1

HANSFORD RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

FILED AND RECORDED

Instrument Number: 2023-007536 Management Certificate

Filing and Recording Date: 11/17/2023 11:05:37 AM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.



Caldwell County
Teresa Rodriguez, County Clerk
1703 S. Colorado St.
Box 1
Lockhart, TX 78644
512-398-1804

Receipt: 23-7005

Product	Name	Extended
MngmntCert	Management Certificate	\$38.00
	Pages	5
	Document #	2023-007536
	Document Info:	WINSTEAD
	No Heading	false
	Missing Address	false
Recording Fee - \$5 1st page, \$4 add pages		\$17.00
Records Management		\$10.00
Courthouse Security		\$1.00
Archival		\$10.00
Total		\$38.00
Tender (CHECK)		\$38.00
Check Number	000009657	
Name	WINSTEAD	

Thank You for Your Business