

MANAGEMENT CERTIFICATE  
OF  
VERANO FARMS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer or managing agent of Verano Farms 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: Verano Farms.
2. The name of the Association: Verano Farms Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Bexar County, Texas, as more particularly described on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Verano Farms, recorded as Document No. 20260025441 in the Official Public Records of Bexar County, Texas (the "Declaration"), as may be amended from time to time.
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 attached hereto.
5. The name and mailing address of the Association: Verano Farms Residential Community, Inc., c/o Lifetime HOA Management, 18585 Sigma Road, Suite 104, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Lifetime HOA Management  
Mailing Address: 18585 Sigma Road, Suite 104,  
San Antonio, Texas 78258  
Attn.: Rey Saucedo  
Telephone Number: 210-504-8484  
Email Address: Rey@LifetimeHOAManagement.com

7. Website to access the Association's dedicatory instruments:  
[www.lifetimehoamanagement.com](http://www.lifetimehoamanagement.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 - \$375.00

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VERANO FARMS RESIDENTIAL COMMUNITY, INC.  
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Resale Certificate - \$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 it is recorded in the Official Public Records of Bexar County, Texas.

VERANO FARMS RESIDENTIAL COMMUNITY, INC.,  
a Texas non-profit corporation

By: *Blake Cunningham*  
Printed Name: Blake Cunningham  
Title: President

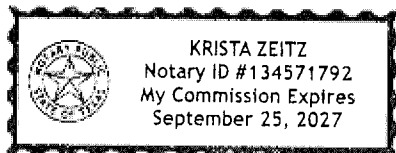
STATE OF TEXAS

COUNTY OF Bexar

§  
§  
§

This instrument was acknowledged before me on the 4<sup>th</sup> day of March, 2026 by Blake Cunningham, the President of VERANO FARMS RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



*Krista Zeitz*  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**ATTACHMENT 1**  
**RECORDING INFORMATION**  
**FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Verano Farms, recorded as Document No. 20260025441, Official Public Records of Bexar County, Texas.
2. Verano Farms Community Manual, recorded as Document No. 20260049827, Official Public Records of Bexar County, Texas.
3. Adoption of Working Capital Assessment for Verano Farms, recorded as Document No. 20260049825, Official Public Records of Bexar County, Texas.

ATTACHMENT 1

VERANO FARMS RESIDENTIAL COMMUNITY, INC.  
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**File Information**

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

**Document Number:** 20260050013  
**Recorded Date:** March 19, 2026  
**Recorded Time:** 2:13 PM  
**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: 3/19/2026 2:13 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk