

# MANAGEMENT CERTIFICATE FOR OVERLOOK AT BOERNE PROPERTY OWNERS ASSOCIATION

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Overlook at Boerne
2. Name of the association: Overlook at Boerne Property Owners Association
3. Mailing address: 142 Magnolia Circle  
Boerne, Texas 78006
4. Subdivision plat information: Document Number 00330066, Volume 9, Pages 233-234, Deed and Plat Records of Kendall County, Texas
5. Declaration information: Declaration of Covenants, Conditions, and Restrictions for Overlook at Boerne, executed on May 31, 2019, recorded in Document Number 00331273, Volume 1693, Page 656 Official Public Records of Kendall County, Texas
6. Association management or representative: Melanie Coffee  
142 Magnolia Circle  
Boerne, TX 78006  
Telephone: (832) 535-9898  
Email: overlookmagnoliacircle@gmail.com
7. Website address: overlookboernepoa.com
8. Property transfer fees: \$150.00

OVERLOOK AT BOERNE PROPERTY  
OWNERS ASSOCIATION, a Texas non-profit  
corporation

Melanie Coffee  
By: Melanie Coffee, Managing Agent

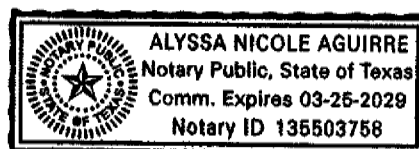
STATE OF TEXAS           §  
  §  
COUNTY OF KENDALL   §

Before me, the undersigned notary public, on this day personally appeared Melanie Coffee, Managing Agent of Overlook at Boerne Property Owners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 22 day of August, 2025.

Alyssa Nicole Aguirre  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Allen, Stein & Durbin, P.C.  
Attorneys at Law  
P.O. Box 101507  
San Antonio, TX 78201



6530.001/2747703

**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

---

**Instrument Number:** 401713

eRecording - Real Property

CERTIFICATE

Recorded On: September 02, 2025 02:37 PM

Number of Pages: 2

---

**" Examined and Charged as Follows: "**

Total Recording: \$25.00

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

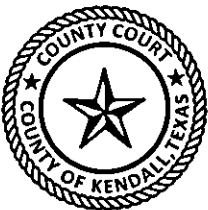
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 401713  
Receipt Number: 20250902000009  
Recorded Date/Time: September 02, 2025 02:37 PM  
User: Christine M  
Station: CCLERK02

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS  
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.**

Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*