

SANCTUARY EAST HOMEOWNERS' ASSOCIATION, INC.**MANAGEMENT CERTIFICATE****STATE OF TEXAS**

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COUNTY OF BELL

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This Management Certificate is filed by the Sanctuary East Homeowners' Association, Inc., a Texas nonprofit corporation, pursuant to Texas Property Code §209.004.

1. Name of Subdivision:

Sanctuary East Residential Community

2. Name of Association:

Sanctuary East Homeowners' Association, Inc., a Texas nonprofit corporation

3. Recording Data for the Subdivision Plat(s): To obtain copies of a plat, please contact the Bell County Clerk. The following plat(s), as may be amended from time to time, include those tracts of real property currently annexed into the Sanctuary East Residential Community subdivision.

- (a) Salado Sanctuary, Phase 1A Final Plat, a subdivision located in Bell County, Texas, according to the map or plat recorded under Document No. 2022042431, Official Public Records of Bell County, Texas.

4. Recording Data for the Declaration and All Amendments:

Name of Instrument: Declaration of Covenants, Conditions and Restrictions for Sanctuary East Residential Community

Recorded On: October 12, 2021, in Document No. 2021066540, of the Official Public Records of Bell County, Texas

Name of Instrument: Sanctuary East Residential Community Amended and Restated Adoption of Working Capital Assessment

Recorded On: March 14, 2025, in Document No. 2025012043, of the Official Public Records of Bell County, Texas

5. Mailing Address of the Association and Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:

Goodwin & Company
Attn: Jennifer Powers
11950 Jollyville Road
Austin, Texas 78759
Phone: 855-289-6007
Email: info@goodwintx.com

6. Association's Website Address Where the Subdivision's Restrictions are Posted:

www.goodwintx.com, use the "find community" search bar to locate the community webpage

7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Working Capital Assessment	\$350.00 per residential Lot
Resale Certificate:	\$375
Transfer Fee:	\$275

Prospective purchasers are advised to independently examine the Declaration of Covenants, Conditions and Restrictions, Bylaws, Design Guidelines and all other dedicatory instruments of the Subdivision and Association prior to purchase.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE]

SIGNED this 6 day of January, 2025.

SANCTUARY EAST
HOMEOWNERS' ASSOCIATION, INC.,
a Texas nonprofit corporation

By:


Madison Inselmann, President

STATE OF TEXAS

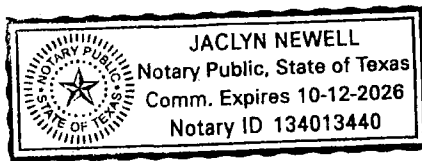
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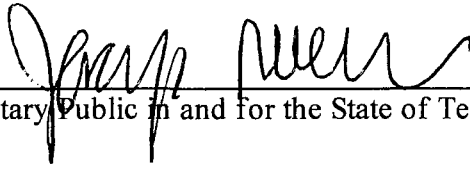
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COUNTY OF Travis

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BEFORE ME, the undersigned authority, on this 6 day of January, 2025,
personally appeared Madison Inselmann, as President of Sanctuary East Homeowners'
Association, Inc., a Texas nonprofit corporation, on behalf of the said nonprofit corporation.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

McLean & Howard, LLP

Attn: Leslie Keyser

4301 Bull Creek Road, Suite 150

Austin, Texas 78731

SANCTUARY EAST HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2025012647

As

CERTIFICATE

Recorded On: March 19, 2025

Parties: SANCTUARY EAST HOMEOWNERS' ASSOCIATION INC

To SANCTUARY EAST RESIDENTIAL COMMUNITY

Comment:

Billable Pages: 3

Number of Pages: 4

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$13.00
Total Fees:	\$18.00

******* DO NOT REMOVE. 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

Instrument Number: 2025012647

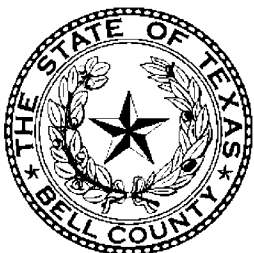
Receipt Number: 453555

Recorded Date/Time: 03/19/2025 8:07:27 AM

User / Station: fosterk - BCCCD0735

Record and Return To:

McLean & Howard, L.L.P.



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk