

**MANAGEMENT CERTIFICATE FOR
CALITERRA HOMEOWNERS' ASSOCIATION, INC.**

The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Caliterra.
2. The name of the association is Caliterra Homeowners' Association, Inc.
3. The recording data for the subdivision is:
 - a. Plat of Caliterra Phase One, recorded on March 12, 2015 as Document Number 15006897 in the Real Property Records of Hays County, Texas;
 - b. Plat of Caliterra Phase One, recorded on April 7, 2015 as Document Number 15009982 in the Real Property Records of Hays County, Texas;
 - c. The Amended Plat of Caliterra Phase One, Section One, recorded on June 30, 2015 in Volume 18, Page 318 as Document Number 15019893 in the Real Property Records of Hays County, Texas;
 - d. The Amended Plat of Caliterra Phase One, Section Two, recorded on June 30, 2015 in Volume 18, Page 323 as Document Number 15019894 in the Real Property Records of Hays County, Texas;
 - e. The Plat of Caliterra Phase One, Section Three, recorded on August 5, 2015 in Volume 18, Page 347 as Document Number 15024363 in the Real Property Records of Hays County, Texas;
 - f. The Plat of Caliterra Phase One, Section Three, recorded on August 19, 2015 as Document Number 15025938 in the Real Property Records of Hays County, Texas;
 - g. The Amended Plat of Caliterra Phase One, Section Four, recorded on March 21, 2016 in Volume 19, Page 138 as Document Number 16008329 in the Real Property Records of Hays County, Texas;
 - h. The Plat of Caliterra Phase One, Section Five, recorded on June 8, 2017 as Document Number 1709690 in the Real Property Records of Hays County, Texas;
 - i. The Plat of Caliterra Phase Two, Section Seven, recorded on June 8, 2017 as Document Number 1709691 in the Real Property Records of Hays County, Texas;
 - j. The Plat of Caliterra Phase Two, Section Eight, recorded on March 23, 2018 as Document Number 18010022 in the Real Property Records of Hays County, Texas;
 - k. The Final Plat of the Caliterra Subdivision Phase One, Section Four, Block E, Lot 42A, recorded on November 6, 2018 as Document Number 18039478 in the Real Property Records of Hays County, Texas;

l. The Plat of Caliterra Phase Three, Section Nine, recorded on April 27, 2020 as Document Number 20015929 in the Real Property Records of Hays County, Texas;

m. The Replat of Caliterra Phase Three, Section Nine, recorded on March 8, 2021 as Document Number 21011156 in the Real Property Records of Hays County, Texas.

4. The Master Declaration was recorded on June 18, 2015 as Instrument Number 15018522, Real Property Records, Hays County, Texas.

Amendments to the Declaration were recorded as follows:

a. Declaration of Covenants, Conditions and Restrictions for Caliterra – Phase I, recorded on June 18, 2015 as Instrument Number 15018616, Real Property Records, Hays County, Texas;

b. First Supplementary Master Declaration of Covenants, Conditions and Restrictions for Caliterra, recorded on November 20, 2015 as Instrument Number 15037003, Real Property Records, Hays County, Texas;

c. First Supplementary Phase I Declaration of Covenants, Conditions and Restrictions for Caliterra, recorded on November 24, 2015 as Instrument Number 15037371, Real Property Records, Hays County, Texas;

d. Declaration of Covenants, Conditions and Restrictions for Wildwood at Caliterra, a Subdivision of Caliterra, recorded on November 24, 2015 as Instrument Number 15037372, Real Property Records, Hays County, Texas;

e. Supplementary Phase I Declaration of Covenants, Conditions and Restrictions for Caliterra (Section Seven, Phase Two), recorded on September 12, 2017 as Instrument Number 17032193, Real Property Records, Hays County, Texas;

f. First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Caliterra, recorded on April 4, 2018 as Instrument Number 18011739, Real Property Records, Hays County, Texas;

g. Third Supplementary Phase I Declaration of Covenants, Conditions and Restrictions for Caliterra (Section Eight, Phase Two), recorded on March 27, 2019 as Instrument Number 19009582, Real Property Records, Hays County, Texas.

5. The name and mailing address of the association is Caliterra Homeowners' Association, Inc., c/o Guardian Association Management, LLC, 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.

6. The name, mailing address, telephone number, and e-mail address of the person managing the association is David Garrett; Guardian Association Management, LLC; 972-458-2200; guardian@guardianam.com; 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.

7. The website address of the internet website on which the association's dedicatory instruments are available is www.guardianam.com.

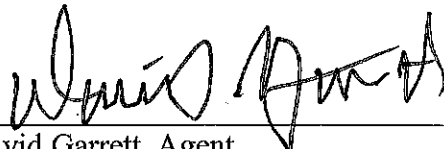
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: fee for Waters Edge Cove [Phase I, Section 4 Wildwood] \$200; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$350; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$50 - \$100; TREC form update - \$50 - \$75; CD delivery fee - \$30; credit card payment convenience fee - \$6; shipping fee - up to \$45.

9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

CALITERRA HOMEOWNERS' ASSOCIATION, INC.

EXECUTED this 19 day of August 2024.

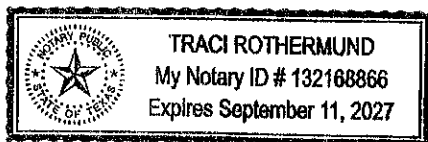
By: Guardian Association Management, LLC, Managing Agent



David Garrett, Agent

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 19th day of August 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Caliterra Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.





Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Guardian Association Management
12700 Hillcrest Road, Suite 234
Dallas, Texas 75230



Hays County

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays Government Center
712 S. Stagecoach Trail Ste. 2008
San Marcos, Texas 78666
512-393-7330

Receipt: 24-24687

Product	Name	Extended
CERTIFICATE	CERTIFICATE	\$33.00
	#Pages	4
	Document #	24033489
	Document Info:	GUARDIAN ASSOCIATION MANAGEMENT
Total		\$33.00
Tender (Check)		\$33.00
Paid By	CALITERRA HOMEOWNERS ASSOCIATION INC	
Check Number	950	
Paid By	CALITERRA HOMEOWNERS ASSOCIATION INC	

Thank You