

**MANAGEMENT CERTIFICATE**  
**of**  
**SONDERLAND WILDLIFE AND MAINTENANCE ASSOCIATION, INC.**

The undersigned, being an officer of SONDERLAND WILDLIFE AND MAINTENANCE ASSOCIATION, INC. (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 is: SONDERLAND
2. The name of the Association is: SONDERLAND WILDLIFE AND MAINTENANCE ASSOCIATION, INC.
3. The recording data for the subdivision:

The plat for SONDERLAND is recorded under Document No. 2021-356833, Map and Plat Records, Kendall County, Texas.

4. The recording data for the Declaration with any amendments and/or supplements to the Declaration:

The Declarations for SONDERLAND are recorded under Document No. 2021-361572, in the Official Public Records of Kendall County, Texas;

5. The name and the mailing address for the Association: SONDERLAND WILDLIFE AND MAINTENANCE ASSOCIATION, INC., c/o Sage Real Estate Management Company, LLC, 3700 SH-123, San Marcos, Texas 78666.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Sage Real Estate Management Company
Attn:	Heather Wright
Mailing Address:	3700 SH-123, San Marcos, Texas 78666
Telephone Number:	(830) 264-2454
Email Address:	<a href="mailto:hwright@diamondjproperties.com">hwright@diamondjproperties.com</a>

7. Website address for the internet website on which the association's dedicatory instruments are available:

[www.sonderlandtx.com](http://www.sonderlandtx.com)

8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Resale Certificate Fee - \$375.00

Statement of Account - \$300.00

Refinance Statement of Account - \$150.00

Transfer Fee - \$350.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is recorded.

SONDERLAND WILDLIFE AND  
MAINTENANCE ASSOCIATION, INC.

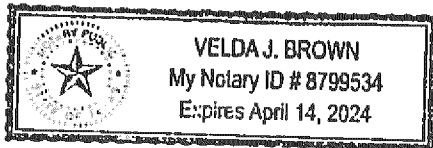
By: \_\_\_\_\_

J. DAVID KILGORE, Manager

STATE OF TEXAS  
COUNTY OF COMAL

\*  
\*

This instrument was acknowledged before me on this the 6th day of Feb, 2023, by J. DAVID KILGORE, Manager, SONDERLAND WILDLIFE AND MAINTENANCE ASSOCIATION, INC., in the capacity therein stated, on behalf of said Association.



\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
KRISTEN QUINNEY PORTER, LLC  
P.O. Box 312643  
New Braunfels, Texas 78131-2643

PREPARED IN THE LAW OFFICE OF:  
KRISTEN QUINNEY PORTER, LLC  
P.O. Box 312643  
New Braunfels, Texas 78131-2643

**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

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**Instrument Number:** 377686

eRecording - Real Property

MISCELLANEOUS

Recorded On: February 15, 2023 10:33 AM

Number of Pages: 3

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

Total Recording: \$30.00

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

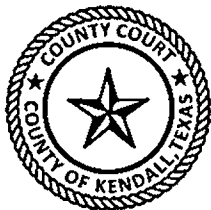
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 377686  
Receipt Number: 20230215000010  
Recorded Date/Time: February 15, 2023 10:33 AM  
User: Paula P  
Station: cclerk06

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**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*