

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
THE CROSSVINE MASTER COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent for The Crossvine Master Community, Inc. ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1. Name of Subdivision: The name of the subdivision is The Crossvine.

- 2. Name of Association: The name of the Association is The Crossvine Master Community, Inc.

- 3. Recording Data for the Subdivision:
 - a. The Crossvine Module 1, Unit 1, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9668, Page 176 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

 - b. The Crossvine Module 1, Unit 2, Phase A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9708, Page 124 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

 - c. The Crossvine Module 1, Unit 2, Phase B, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9708, Page 141 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

 - d. The Crossvine Module 1, Unit 3, Phase A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20001, Page 1152 as amended in Volume 20001, Page 1903 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

 - e. The Crossvine Module 1, Unit 3, Phase B, a subdivision in Bexar County, Texas according to the map or plat thereof recorded under Document No. 20200156122 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

- f. The Crossvine Module 1, Unit 4, Phase A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9710, Pages 211-216 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- g. The Crossvine Module 1, Unit 4, Phase B, a subdivision in Bexar County, Texas according to the map or plat thereof recorded under Document No. 20190232032 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- h. The Crossvine Module 2, Unit 1, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20002, Page 1771 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- i. The Crossvine Module 3A, Unit 1, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20003, Page 239 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Any and all Property subject to the Declaration through the filing of a Notice of Applicability in accordance with the Declaration listed below under Paragraphs 4.a. and 4.b. The Crossvine consists of numerous Development Areas and Phases all of which are located in Bexar County, Texas as more particularly described in the Notices of Applicability recorded in the Official Public Records of Real Property of Bexar County, Texas.

4. Recording Data for the Declaration:

a. Documents:

- (1) The Crossvine Master Covenant.
- (2) First Amendment to Master Covenant for The Crossvine.
- (3) Development Area Declaration.
- (4) First Amendment to Development Area Declaration.
- (5) Notice of Applicability [Module 1, Unit 1].
- (6) Notice of Applicability [Module 1, Unit 2-Phase A].
- (7) Notice of Applicability [Module 1, Unit 2-Phase B].
- (8) Notice of Applicability [Module 1, Unit 3-PhaseA].
- (9) Amended Notice of Applicability [Module 1, Unit 3-Phase A].
- (10) Notice of Applicability [Module 1, Unit 3-Phase B].
- (11) Notice of Applicability [Module 1, Unit 4].
- (12) Notice of Plat Recordation [Module 1, Unit 4-PhaseA].
- (13) Notice of Plat Recordation [Module 1, Unit 4-Phase B].
- (14) Notice of Applicability [Module 2, Unit 1].

- (15) Development Area Declaration [Module 2, Unit 1].
- (16) Notice of Applicability [Module 3A, Unit 1].
- (17) The Crossvine Amended and Restated Community Manual.
- (18) Amended and Restated Adoption of The Crossvine Reviewer Fee.
- (19) Third Amended and Restated Adoption of Working Capital Assessment.
- (20) The Crossvine Design Guidelines [Residential].
- (21) The Crossvine First Amendment to Design Guidelines [Residential].
- (22) The Crossvine Second Amendment to Design Guidelines [Residential].
- (23) The Crossvine Supplemental Design Guidelines [Garden Home].
- (24) The Crossvine Supplemental Architectural Design Guidelines [Module 3A, Unit 1].
- (25) The Crossvine Memorandum of Agreement.
- (26) Partial Assignment of Declarant's Rights.
- (27) The Crossvine Declarant Removal and Appointment of Directors and Officers.
- (28) The Crossvine Declarant and Appointment of Directors and Officers.
- (29) The Crossvine Shared Common Areas and Amenities and Cost Sharing Agreement.
- (30) Supplemental Notice of Dedicatory Instruments for The Crossvine Master Community, Inc.

b. Recording Information:

- (1) Bexar County Clerk's File No. 20140105047.
- (2) Bexar County Clerk's File No. 20160004953.
- (3) Bexar County Clerk's File No. 20140105256.
- (4) Bexar County Clerk's File No. 20160004954.
- (5) Bexar County Clerk's File No. 20140105652.
- (6) Bexar County Clerk's File No. 20160236942.
- (7) Bexar County Clerk's File No. 20160236943.
- (8) Bexar County Clerk's File No. 20190117479.
- (9) Bexar County Clerk's File No. 20200192750 and re-filed under Clerk's File No. 20200194894.
- (10) Bexar County Clerk's File No. 20200192762.
- (11) Bexar County Clerk's File No. 20150104728.
- (12) Bexar County Clerk's File No. 20170178944.
- (13) Bexar County Clerk's File No. 20200234340.
- (14) Bexar County Clerk's File No. 20220118263.
- (15) Bexar County Clerk's File No. 20220118028.
- (16) Bexar County Clerk's File No. 20230051695.
- (17) Bexar County Clerk's File No. 20160004955.

- (18) Bexar County Clerk's File No. 20180035437.
- (19) Bexar County Clerk's File No. 20210210737.
- (20) Bexar County Clerk's File No. 20140105692.
- (21) Bexar County Clerk's File No. 20160238304.
- (22) Bexar County Clerk's File No. 20200146860.
- (23) Bexar County Clerk's File No. 20220118279.
- (24) Bexar County Clerk's File No. 20230052028.
- (25) Bexar County Clerk's File No. 20150190975.
- (26) Bexar County Clerk's File No. 20150190976.
- (27) Bexar County Clerk's File No. 20220117817.
- (28) Bexar County Clerk's File No. 20230164516.
- (29) Bexar County Clerk's File No. 20150223288.
- (30) Bexar County Clerk's File No. 20230173606.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Crossvine Master Community, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
crossmc@ciramail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 345.00
Refinance Fee	\$ 250.00
Working Capital Assessment [Declaration Article 5, Section 5.08]	Each Owner (other than Declarant) will pay a Working Capital Assessment upon each transfer of title to a lot or condominium unit in the

	amount of \$650.00 plus the amount equaling to the Transfer Price multiplied by 0.25%. Some transfers are exempt, as provided in the Declaration. For future years, the Working Capital Assessment must be confirmed with the Association.
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Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 14th day of February, 2024

THE CROSSVINE MASTER COMMUNITY, INC.

By: RealManage, Managing Agent

By: Stephanie Brennan

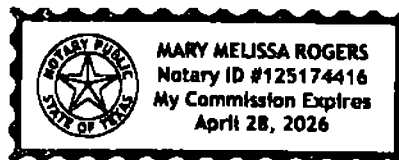
Printed: STEPHANIE BRENNAN

Its: DIRECTOR, COMMUNITY MANAGEMENT.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §

§
COUNTY OF Bexar §



BEFORE ME, the undersigned notary public, on this 14 day of February, 2024, personally appeared STEPHANIE BRENNAN, Director Community Management for RealManage, Managing Agent for The Crossvine Master Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Mary M. Rogers
Notary Public in and for the State of Texas

File Information

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

Document Number: 20240026967
Recorded Date: February 14, 2024
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Total Fees: \$41.00

**** 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: 2/14/2024 2:59 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk