

**HOMEOWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
NAPA COTTAGES HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE is made on behalf of NAPA COTTAGES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation.

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions for Napa Cottages Homeowners Association, Inc., was filed February 10, 2016, as Instrument No. 2016-00001973 in Official Public Records of Taylor County, Texas, which declaration as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

Name of Subdivision:	Napa Cottages, previously known as Rainy Creek Addition
Subdivision Recording Data:	The plat of the Subdivision recorded in Instrument No. 2017-00004299 and Instrument No. 2017-00004300 of the real property records of Taylor County, Texas.
Declaration and Declaration Amendment Recording Data:	The Declaration is recorded as Instrument No. 2016-00001973 in the real property records of Taylor County, Texas. Amended and restated by the instrument recorded as Instrument No. 2016-00015110, and Bylaws recorded as Instrument No. 2016-00015111 in Official Public Records of Taylor County, Texas.
Name of Association:	Napa Cottages Homeowners Association, Inc.
Mailing Address of Association:	3409 South 14 <sup>th</sup> St. STE 130 Abilene, TX 79605
Name of Person Managing Association or Association's Designated Representative:	Covenant Association Management, LLC Attn: Delancy Walker
Mailing Address, Telephone Number, and Email Address of Person Managing Association or Association's Designated Representative:	Address: 3409 South 14 <sup>th</sup> St. STE 130 Abilene, Texas 79605; Telephone: 325-671-4435;

Email: info@covenanthoa.com

Website Address of Any Internet Website on Which Association's Dedicatory Instruments Are Available: https://covenanthoa.appfolio.com/connect/users/signin

Amount and Description of Fee or Fees Charged by Association Relating to Property Transfer in Subdivision: The fees to be charged relating to the transfer of property are: (a) a minimum of \$375 for a resale Certification; (b) The minimum fee to be charged for transfer is \$100; (c) The minimum fees to be charged for a Resale Certificate Update is \$75; (d) a maximum fee of \$450 transfer fee and resale certificate.

Resale Certificate Resale Certificates may be requested by submitting an online request at covenanthoa.com, or by contacting info@covenanthoa.com

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to replace all Management Certificates previously filed by the Association.

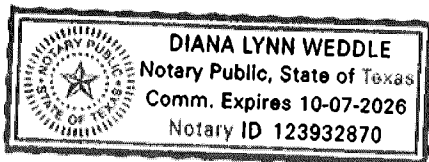
ASSOCIATION: NAPA COTTAGES HOMEOWNERS ASSOCIATION, INC. a Texas non-profit corporation

By: [Signature] Erin Walker, Member, Covenant Association Management, LLC, its Managing Company

THE STATE OF TEXAS §

COUNTY OF TAYLOR §

This instrument was acknowledged before me on this 24th day of April, 2024 by Erin Walker, Member of Covenant Association Management, LLC, managing company of Highland Farms Homeowners Association, Inc., a Texas non-profit corporation.



[Signature] Diana Lynn Weddle Notary Public, State of Texas

**THE STATE OF TEXAS  
COUNTY OF TAYLOR**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Official Public Records of Taylor County, Texas.

2024-06702 CT  
Number of Pages: 3  
04/24/2024 09:37:50 AM Total Fees: \$29.00

Brandi DeRemer, County Clerk  
Taylor County, Texas

*Brandi DeRemer*

