

MANAGEMENT CERTIFICATE
THE VINEYARD AT FLORENCE HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer or managing agent of The Vineyard at Florence Homeowners 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: The Vineyard at Florence.

2. The name of the Association: The Vineyard at Florence Homeowners Association, Inc., a Texas non-profit corporation.

3. The recording data for the subdivision: See Exhibit “A”

4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit “A”

5. The name and mailing address of the Association: The Vineyard at Florence Homeowners Association, Inc., c/o Hoque Global, 111 Via Francesco, Florence, TX 76527.

6. The name, mailing address, telephone number, and email address of the person managing the Association:

 Name: Hoque Global
 Attn: Community Manager
 Mailing Address: 111 Via Francesco, Florence, TX 76527
 Telephone Number: (512) 572-7000
 Email Address: info@tvaf.com

7. Website to access the Association’s dedicatory instruments:
 <https://www.thevineyardatflorence.com/>

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

 Working Capital: \$250.00

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

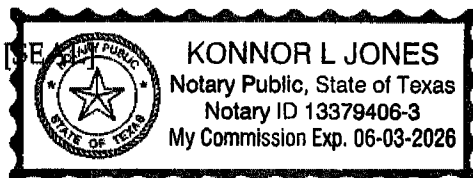
The foregoing is a true and correct copy of the Management Certificate for the association identified below.

THE VINEYARD AT FLORENCE
HOMEOWNERS ASSOCIATION, INC., a Texas
 non-profit corporation

By: [Signature]
 Name: Alex S. Valdes
 Title: Attorney-in-Fact

STATE OF TEXAS §
 §
 COUNTY OF Travis §

This instrument was acknowledged before me this 11th day of September, 2025
 by Alex S. Valdes, Attorney-in-Fact of The Vineyard at Florence Homeowners
 Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]
 Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

THE VINEYARD AT FLORENCE HOMEOWNERS ASSOCIATION, INC.
 MANAGEMENT CERTIFICATE

EXHIBIT "A"**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. The Vineyard at Florence – Amended and Restated Master Covenant, recorded as Document No. 2021057954, Official Public Records of Williamson County, Texas.
2. The Vineyard at Florence – Development Area Declaration [Residential], recorded as Document No. 2021058377, Official Public Records of Williamson County, Texas.
3. The Vineyard at Florence – Community Manual, recorded as Document No. 2021059772, Official Public Records of Williamson County, Texas.
4. The Vineyard at Florence – Design Guidelines [Residential], recorded as Document No. 2021059770, Official Public Records of Williamson County, Texas.
5. The Vineyard at Florence – Adoption of Working Capital Assessment, recorded as Document No. 2021059773, Official Public Records of Williamson County, Texas.
6. The Vineyard at Florence – Notice of Applicability [Section One], recorded as Document No. 2021059769, Official Public Records of Williamson County, Texas.
7. The Vineyard at Florence – Short Term Rental Policy, recorded as Document No. 2021059771, Official Public Records of Williamson County, Texas.
8. The Vineyard at Florence – First Amendment to Design Guidelines [Residential], recorded as Document No. 2022100684, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025071851

Pages: 4 Fee: \$33.00

09/11/2025 09:32 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas