

**MANAGEMENT CERTIFICATE
OF
KAYDEN SPRINGS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Kayden Springs Residential Community, Inc., a Texas nonprofit corporation (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: Kayden Springs.
2. The name of the Association: Kayden Springs Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Guadalupe County, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Kayden Springs, recorded under Document No. 202699001371 in the Official Public Records of Guadalupe County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Kayden Springs Residential Community, Inc., c/o Lifetime Management Group, Attn: Rey Saucedo, 18585 Sigma Road, Suite 104, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Kayden Springs Residential Community, Inc., c/o Lifetime Management
Mailing Address:	18585 Sigma Road, Suite 104, San Antonio, Texas 78258
Attn:	Rey Saucedo
Telephone Number:	210-504-8484
Email Address:	rey@lifetimehoamanagement.com

Website to access the Association's dedicatory instruments:
<https://lifetimehoamanagement.com>

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

Working Capital Assessment - \$500.00

Transfer Fee - \$375.00

Resale Certificate Fee: \$375.00

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

[SIGNATURE PAGE FOLLOWS]

ATTACHMENT 1

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Kayden Springs, recorded under Document No. 202699001371 in the Official Public Records of Guadalupe County, Texas, as the same may be amended and/or supplemented from time to time.
2. Kayden Springs Community Manual, recorded under Document No. 202699001411 in the Official Public Records of Guadalupe County, Texas, as the same may be amended and/or supplemented from time to time.
3. Kayden Springs Adoption of Working Capital Assessment, recorded under Document No. 202699001408 in the Official Public Records of Guadalupe County, Texas.

202699001532

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
01/21/2026 10:36:15 AM PAGES: 4 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel

ATTACHMENT 1

KAYDEN SPRINGS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE