

**MANAGEMENT CERTIFICATE  
FOR  
BRAUN LANDINGS COMMUNITY ASSOCIATION, INC.**

Pursuant to Texas Property Code Section 209.004, BRAUN LANDINGS COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, hereby files its management certificate.

1. The name of the subdivision is: Braun Landings.
2. The name of the Association is: Braun Landings Community Association, Inc.
3. The recording data for the subdivision is: Subdivision Plat Establishing Braun Landings Subdivision recorded on March 11, 2020 as Document Nos. 20200053244-20200053245 of Volume 20001, Pages 1901-1902 of the Official Public Records of Real Property of Bexar County, Texas
4. The recording data for the declaration is: Declaration of Covenants, Conditions and Restrictions for Braun Landings recorded on March 31, 2020 as Document No. 20200067732 of the Official Public Records of Bexar County, Texas

First Amendment to Declaration of Covenants, Conditions and Restrictions for Braun Landings recorded on June 21, 2021 as Document No. 20210168706 of the Official Public Records of Bexar County, Texas

5. The mailing address of the Association is: P.O. Box 803555  
Dallas, Texas 75308-355
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is:

RealManage  
P.O. Box 803555  
Dallas, Texas 75308-355  
Telephone (866) 473-2573  
[braunlc@ciramail.com](mailto:braunlc@ciramail.com)

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:  
[www.realmanage.com/closingportal](http://www.realmanage.com/closingportal)
8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is:

Transfer Fee \$325.00  
Resale Certificate Fee \$375.00

9. Other information the Association considers appropriate:

The following documents were filed with the Texas Secretary of State to incorporate the Association: Certificate of Formation of Braun Landings Community Association, Inc. filed on March 31, 2020

The following additional dedicatory instruments were recorded with the county: Braun Landings Design Guidelines recorded on March 31, 2020 as Document No. 20200068256 of the Official Public Records of Real Property of Bexar County, Texas

Braun Landings Adoption of Working Capital Assessment recorded on March 31, 2020 as Document No. 20200068255 of the Official Public Records of Real Property of Bexar County, Texas

[SIGNATURE PAGE FOLLOWS]

EXECUTED AND EFFECTIVE this 2 day of December, 2021.

**ASSOCIATION:**

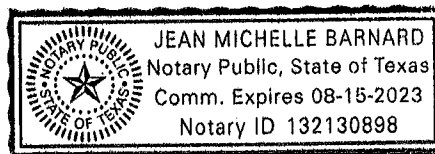
BRAUN LANDINGS COMMUNITY ASSOCIATION, INC.,  
a Texas nonprofit corporation

By: Rachael Robinson  
Name: Rachael Robinson  
Title: Director of community management

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR     §

On this 2 day of December, 2021, before me, the undersigned notary public, personally appeared Rachael Robinson, Director of Com. Mgmt of BRAUN LANDINGS COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.

Jean Michelle Barnard  
Notary Public, in and for the State of Texas



AFTER RECORDING, RETURN TO:

Barton Benson Jones PLLC  
Attn: Devin "Buck" Benson  
745 E. Mulberry Ave., Suite 550  
San Antonio, Texas 78212

**File Information**

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

**Document Number:** 20220115319  
**Recorded Date:** May 06, 2022  
**Recorded Time:** 4:00 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 5/6/2022 4:00 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk