

**MANAGEMENT CERTIFICATE
KISSING TREE VILLAS CONDOMINIUMS ASSOCIATION, INC.**

The undersigned, being an officer of Kissing Tree Villas Condominiums Association, Inc., a Texas nonprofit corporation, and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Kissing Tree Villas Condominiums (the "**Condominium**").
2. The name of the condominium community association: Kissing Tree Villas Condominiums Association, Inc., a Texas nonprofit corporation (the "**Association**").
3. The location of the Condominium: 201 Kissing Tree Lane, San Marcos, Texas 78666
4. The recording data for the Declaration and any amendments to the Declaration: The Association is a Texas nonprofit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 20009700, Official Public Records of Hays County, Texas, as amended by the following:
 - a. Kissing Tree First Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 20045414, Official Public Records of Hays County, Texas.
 - b. Kissing Tree Second Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 20053937, Official Public Records of Hays County, Texas.
 - c. Kissing Tree First Declaration of Annexation and Third Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 22045587, Official Public Records of Hays County, Texas.
 - d. Kissing Tree Second Declaration of Annexation and Fourth Amendment to Development Area Declaration and Declaration of Condominium Regime for Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 23034722, Official Public Records of Hays County, Texas.
 - e. NOTE TO OWNERS: There is a Duet Declaration recorded in the Official Public Records of Hays County, Texas for each duplex style condominium unit. Please contact the Management Company for a copy of the recorded Duet Declaration applicable to a specific condominium unit. Each condominium unit owner may also request a copy

of the recorded Duet Declaration for the particular condominium unit from the Hays County, Texas clerk or from the title company that closed the condominium unit purchase.

- f. Kissing Tree Condominium Design Guidelines for Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 20009895, Official Public Records of Hays County, Texas.
 - g. Kissing Tree Adoption of Reserve Fund Contribution Kissing Tree Villas Condominiums [Age-Restricted], recorded as Document No. 20009941, Official Public Records of Hays County, Texas.
 - h. Kissing Tree Villas Condominiums [Age-Restricted] Policy Manual, recorded as Document No. 20009818, Official Public Records of Hays County, Texas; Notice of Dedicatory Instruments for Kissing Tree Villas Condominiums Association, Inc., recorded as Document No. 21071594, Official Public Records of Hays County, Texas.
5. The mailing address of the Association: Kissing Tree Villas Condominiums Association, Inc.; c/o Cohere Life, 201 Kissing Tree Lane, San Marcos, Texas 78666
6. The name, mailing address, telephone number and e-mail address of the management company managing the Association:

c/o Cohere Life
 201 Kissing Tree Lane
 San Marcos, Texas 78666
 Attn: Rebecca Rounds-Burger, Executive Director
 Phone: 512-749-1287
 Email: rrounds@coherelife.com; ktmc@coherelife.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 82.1142 of the Texas Property Code:

www.kissingtreeresidents.org

8. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Transfer Fee:	\$175.00
Resale Certificate/ Document Fee	\$375.00
Reserve Fund Contribution:	\$549.00
Upfront Monthly Assessments	\$ 366.00 (equal to two months of Regular Assessments) Collected at Closing

Community Enhancement Fee: The Transfer Price multiplied by
one-half of one percent (0.005%) (resales only)

Prospective purchasers are advised to independently examine all dedicatory instruments of the Subdivision and Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

Condominium owners are responsible for payment of association assessments to both the condominium association and master association. Prospective purchasers are advised to review the Management Certificate for Kissing Tree Master Community, Inc. for master association assessments and fees.

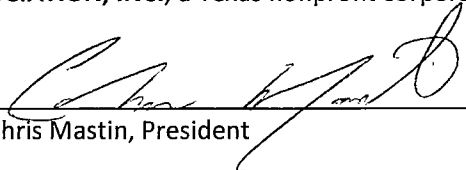
KISSING TREE HAS 55 AND OVER AGE RESTRICTIONS IN ITS COMMUNITY AS PROVIDED IN THE GOVERNING DOCUMENTS FOR THE SUBDIVISION. PLEASE CONTACT THE MANAGER FOR INFORMATION REGARDING AGE RESTRICTIONS AND QUALIFICATIONS.

[SIGNATURE PAGE FOLLOWS]

[EXECUTION PAGE TO MANAGEMENT CERTIFICATE
FOR KISSING TREE VILLAS CONDOMINIUMS ASSOCIATION, INC.]

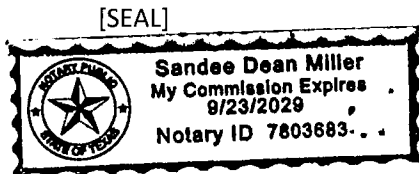
This Certificate is effective as of the date this instrument is Recorded.

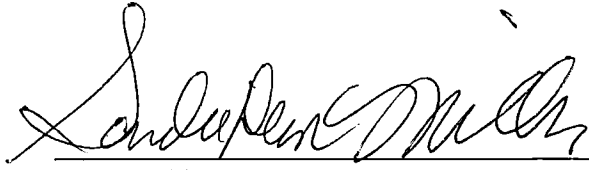
**KISSING TREE VILLAS CONDOMINIUMS
ASSOCIATION, INC.**, a Texas nonprofit corporation

By: 
Chris Mastin, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 17th day of October, 2025, by Chris Mastin, President of Kissing Tree Villas Condominiums Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.




Notary Public Signature

AFTER RECORDING RETURN TO:

McLean & Howard, LLP
4301 Bull Creek Road, Suite 150
Austin, Texas 78731

**THE STATE OF TEXAS
COUNTY OF HAYS**

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

25038821 CERTIFICATE
10/20/2025 04:15:32 PM Total Fees: \$37.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

A handwritten signature in cursive script that reads "Elaine H. Cárdenas".