

1. Name of Subdivision: NB Morgan's Mill.
2. Name of Association: NB Morgan's Mill Association, Inc.
3. Recording Data for the Subdivision:
 - a) NB Morgan's Mill, a subdivision located in Guadalupe County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the NB Morgan's Mill Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Guadalupe County, Texas as follows:
 - a. Recording Date: 11/30/2017; Filed Document: Plat Map; Recording Information: 2017028216
4. Recording Data for the Declaration:
 - a) NB Morgan's Mill, a subdivision located in Guadalupe County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the NB Morgan's Mill Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Guadalupe County, Texas as follows:
 - a. Recording Date: 11/30/2017; Filed Document: Declaration of Covenants, Conditions, and Restrictions; Recording Information: 2017028217
5. Name and Mailing Address of the Association is: NB Morgan's Mill Association, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: NB Morgan's Mill Association, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.

7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website may be found at: <https://nbmorgansmill.connectresident.com/>
10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
 - b. Rush Fee for Resale Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
 - d. Homeowner Setup/ Unit Transfer Fee: \$340.00.
 - e. Statement of Account/Fee Sheet Processing: \$75.00
 - f. Refinance Fee: \$150.00.
 - g. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - h. Working Capital Fee: \$500.00.

Executed on this the 24 day of March 2024.

NB MORGAN'S MILL ASSOCIATION INC.

By: K. Rose Zapp
Kristie Rose-Zapp, President of FirstService
Residential San Antonio, LLC

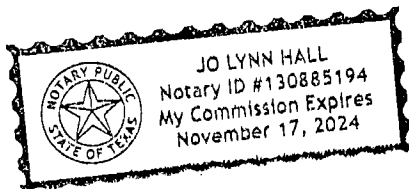
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this the 24 day of March 2024 personally appeared Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC, and Managing Agent of NB Morgan's Mill Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

E-RECORDED BY:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202499007585
Recorded On: April 05, 2024 08:29 AM
Total Pages: 4
Total Fees: \$33.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

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Station: Production 4

Return To:
CSC

**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX