

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

The undersigned, being an officer of Sereno 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: Sereno Springs.
2. The name of the Association: Sereno Springs Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Bexar County, Texas, made subject to that certain Sereno Springs Master Covenant, recorded under Document No. 20250004468, Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association:

Name: Sereno Springs Residential Community, Inc.,  
c/o Inframark, LLC  
Mailing Address: **13915 N. Mopac Expressway, Suite 105, Austin, TX  
78728**

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

Name: Sereno Springs Residential Community, Inc.  
c/o Inframark, LLC  
Mailing Address: **13915 N. Mopac Expressway, Suite 105, Austin, TX  
78728**  
Attn: **Kelly Dixon**  
Telephone Number: **512.287.8001**  
Email Address: **communitymanagement@inframark.com**

7. Website to access the Association's dedicatory instruments:  
**www.inframark.com/community-management**

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

Working Capital Assessment - \$200.00

Transfer Fee - \$275

Resale Certificate Fee - \$375

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

*[SIGNATURE PAGE FOLLOWS]*

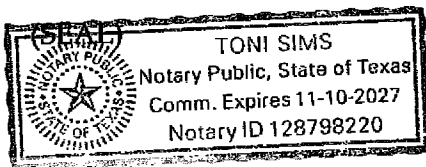
This Certificate is effective as of the date this instrument is recorded in the Official Public Records of Bexar County, Texas.

SERENO SPRINGS RESIDENTIAL COMMUNITY,  
INC.,  
a Texas nonprofit corporation

By: Leslie Ostrander  
Printed Name: Leslie Ostrander  
Title: Assistant Secretary

STATE OF TEXAS                   §  
   §  
COUNTY OF Bexar           §

This instrument was acknowledged before me on the 8 day of January, 2025, by Leslie Ostrander, Asst. Secretary of SERENO SPRINGS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, TX 78701  
Email: rburton@winstead.com

ATTACHMENT 1

1. Sereno Springs Master Covenant, recorded under Document No. 20250004468, Official Public Records of Bexar County, Texas, as the same may be amended from time to time.
2. Sereno Springs Development Area Declaration [Residential], recorded under Document No. 20250005613, Official Public Records of Bexar County, Texas, as the same may be amended from time to time.
3. Sereno Springs Community Manual, recorded under Document No. 20250005642, Official Public Records of Bexar County, Texas, as same may be amended and supplemented from time to time.
4. Sereno Springs Adoption of Working Capital Assessment, recorded under Document No. 20250005614, Official Public Records of Bexar County, Texas.

ATTACHMENT 1

SERENO SPRINGS HOMEOWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

**File Information**

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

**Document Number:** 20250006023  
**Recorded Date:** January 13, 2025  
**Recorded Time:** 2:25 PM  
**Total Pages:** 5  
**Total Fees:** \$37.00

**\*\* 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: 1/13/2025 2:25 PM



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