

**MANAGEMENT CERTIFICATE  
OF  
EVERGREEN HEIGHTS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Evergreen Heights Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Evergreen Heights.
2. The name of the association: Evergreen Heights Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Hardin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Evergreen Heights, recorded as Document No. 2024-142767 in the Official Public Records of Hardin County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Evergreen Heights Residential Community, Inc.; c/o LandMark Community Management. 5900 Balcones Dr. Ste 100 Austin, TX 78731
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: LandMark Community Management  
Attn: Heidi Horton  
Mailing Address: 5900 Balcones Dr. Ste. 100 Austin, TX 78731  
Telephone #: 512-569-5527  
Email Address: info@landmarkcm.com

7. Website to access the Association's dedicatory instruments in accordance with Section 207.006 of Texas Property Code: [www.landmarkcm.com](http://www.landmarkcm.com)
8. 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 - \$100.00
  - Resale Certificate Fee - \$375.00

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

This Certificate is effective as of the 4<sup>th</sup> day of April, 2024

**EVERGREEN HEIGHTS RESIDENTIAL COMMUNITY,  
INC., a Texas non-profit corporation**

By: Heidi Horton  
Name: Heidi Horton  
Title: President

THE STATE OF TEXAS     §  
   §  
COUNTY OF Williamson     §

This instrument was acknowledged before me on the 4<sup>th</sup> day of April, 2024  
by Heidi Horton, the President of Evergreen Heights Residential  
Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Stevie Mortimore  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
ROBERT D. BURTON, ESQ.  
WINSTEAD PC  
401 CONGRESS AVE., SUITE 2100  
AUSTIN, TEXAS 78701  
**EMAIL:** RBURTON@WINSTEAD.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Evergreen Heights, recorded under Document No. 2024-142767, Official Public Records of Hardin County, Texas.
2. Evergreen Heights Community Manual, recorded under Document No. 2024-142869, Official Public Records of Hardin County, Texas.
3. Evergreen Heights Adoption of Working Capital Assessment, recorded under Document No. 2024-143587, Official Public Records of Hardin County, Texas.

**2024-143709**  
**CONNIE BECTON**  
**COUNTY CLERK**  
**2024 Apr 24 at 11:28 AM**  
**HARDIN COUNTY, TEXAS**  
**By: CS, DEPUTY**

EXHIBIT A