

**MANAGEMENT CERTIFICATE
OF
THE RESERVE AT ST. CHARLES BAY RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Reserve at St. Charles Bay Residential Community, Inc. (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: The Reserve at St. Charles Bay.
2. The name of the Association: The Reserve at St. Charles Bay Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the covenant with any amendments and/or supplements to the covenant: See Exhibit "A"
5. The name and mailing address of the Association: The Reserve at St. Charles Bay Residential Community, Inc., c/o FirstService Residential, 5316 W. Highway 290, Suite 100, Austin, TX 78735.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential
Attn: Community Manager
Mailing Address: 5316 W. Highway 290, Suite 100, Austin, TX 78735
Telephone Number: (512) 620-6771
Email Address: Austin@fsresidential.com

7. Website to access the Association's dedicatory instruments:
fsresidential.com/texas
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$2,000.00.

Transfer Fee - \$340.00.

HOA Questionnaire - \$250.00.

Loan Estimate Questionnaire (single family) - \$100.00.

Reverse Mortgage Account Verification - \$150.00.

Resale Disclosure Package:

6-10 days: \$375.00.

3-5 days: \$450.00.

1-2 days: \$500.00.

Update: \$75.00 (within 60 days of original request).

Refinance Certificate Fee:

6-10 days: \$150.00.

3-5 days: \$225.00.

1-2 days: \$275.00.

For fees related to expedited delivery, updates, or questionnaire responses, please contact the management company for additional information.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

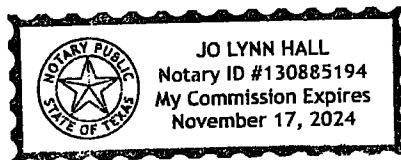
**THE RESERVE AT ST. CHARLES BAY
RESIDENTIAL COMMUNITY, INC.,** a Texas
non-profit corporation

By: K. Rose Zapp
Name: Kristie Rose Zapp
Title: President

STATE OF TEXAS §
COUNTY OF Aransas §
§

This instrument was acknowledged before me this 1 day of October, 2024
by Kristie Rose Zapp, President of The Reserve at St. Charles Bay Residential
Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE MASTER COVENANT AND RELATED DOCUMENTS

1. The Reserve at St. Charles Bay – Amended and Restated Master Covenant, recorded as Document No. 347039, Official Public Records of Aransas County, Texas.
2. The Reserve at St. Charles Bay – First Amendment to Amended and Restated Master Covenant, recorded as Document No. 365453, Official Public Records of Aransas County, Texas.
3. The Reserve at St. Charles Bay – Second Amendment to Amended and Restated Master Covenant, recorded as Document No. 388822, Official Public Records of Aransas County, Texas.
4. The Reserve at St. Charles Bay – Amended and Restated Development Area Declaration, recorded as Document No. 347109, Official Public Records of Aransas County, Texas.
5. The Reserve at St. Charles Bay – Amended and Restated Development Area Declaration, recorded under Document No. 347110, Official Public Records of Aransas County Texas.
6. The Reserve at St. Charles Bay – Amended and Restated Notice of Service Area Number 1, recorded under Document No. 349055, Official Public Records of Aransas County Texas.
7. First Amendment to Amended and Restated The Reserve at St. Charles Bay [Bayfront Cottage Lots] Notice of Service Area Number 1, recorded under Document No. 365456, Official Public Records of Aransas County Texas.
8. Second Amendment to Amended and Restated The Reserve at St. Charles Bay [Bayfront Cottage Lots] Notice of Service Area Number 1, recorded under Document No. 389842, Official Public Records of Aransas County Texas.
9. Amended and Restated The Reserve at St. Charles Bay [Cottages] Notice of Service Area Number 2, recorded under Document No. 349056, Official Public Records of Aransas County Texas.
10. First Amendment to Amended and Restated The Reserve at St. Charles Bay [Canal Cottage Lots] Notice of Service Area Number 2, recorded under Document No. 365457, Official Public Records of Aransas County Texas.
11. Amended and Restated The Reserve at St. Charles Bay [Cottages] Notice of Service Area Number 3, recorded under Document No. 349057, Official Public Records of Aransas County Texas.

12. First Amendment to Amended and Restated The Reserve at St. Charles Bay [Cottages] Notice of Service Area Number 3, recorded under Document No. 365458, Official Public Records of Aransas County Texas.
13. Development Area Declaration for The Reserve at St. Charles Bay [Reserve at St. Charles Bay, Phase 2], recorded under Document No. 351805, Official Public Records of Aransas County Texas.
14. Development Area Declaration for The Reserve at St. Charles Bay [Reserve at St. Charles Bay, Phase 3], recorded under Document No. 357193, Official Public Records of Aransas County Texas.
15. The Reserve at St. Charles Bay Amended and Restated Community Manual, recorded under Document No. 347112, Official Public Records of Aransas County, Texas.
16. The Reserve at St. Charles Bay Supplement to Amended and Restated Community Manual, recorded under Document No. 366944, in the Official Public Records of Aransas County, Texas.
17. The Reserve at St. Charles Bay Notice of Applicability [The Reserve at St. Charles Bay Villas], recorded under Document No. 348087, Official Public Records of Aransas County, Texas.
18. The Reserve at St. Charles Bay Notice of Applicability [Phase 2], recorded under Document No. 351694, Official Public Records of Aransas County, Texas.
19. Restrictive Covenant for Cypress Club Membership in the Boardwalk at St. Charles Bay, recorded under Document No. 305994, Official Public Records of Aransas County, Texas.
20. Assignment of Declarant's Rights – Restrictive Covenant [Cypress Club Membership], recorded under Document No. 345714, Official Public Records of Aransas County, Texas.
21. Notice of Addition of Land and Second Amendment to Restrictive Covenant [Cypress Club Membership], recorded under Document No. 353227, Official Public Records of Aransas County, Texas.
22. The Reserve at St. Charles Bay Notice of Applicability [Phase 3], recorded under Document No. 357192, Official Public Records of Aransas County, Texas.
23. The Reserve at St. Charles Bay [Phase 3 – Cottages] Notice of Service Area Number 4, recorded under Document No. 365459, Official Public Records of Aransas County Texas.
24. First Amendment to The Reserve at St. Charles Bay [Phase 3 – Cottages] Notice of Service Area Number 4, recorded under Document No. 389845, Official Public Records of Aransas County Texas.

25. Notice of Designation of Common Area and Assignment of Maintenance Obligations [Boardwalk Facilities], recorded under Document No. 377482, Official Public Records of Aransas County, Texas.
26. The Reserve at St. Charles Bay Second Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 388823, Official Public Records of Aransas County, Texas.
27. The Reserve at St. Charles Bay Notice of Applicability [Replat of The Boardwalk at St. Charles Bay, Reserve E] recorded under Document No. 394608, Official Public Records of Aransas County, Texas.

**THE STATE OF TEXAS
COUNTY OF ARANSAS**

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 Aransas County, Texas.

407292 HOA
10/02/2024 03:19:21 PM Total Fees: \$45.00

Recorded By: Indira Salas

Misty Kimbrough

Misty Kimbrough, County Clerk
Aransas County, Texas

