

MANAGEMENT CERTIFICATE
OF
SAGEBROOKE HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Sagebrooke Homeowners Association, 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: Sagebrooke.
2. The name of the Association: Sagebrooke Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Bexar County, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sagebrooke, recorded under Document No. 20230174846 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Sagebrooke Homeowners Association, Inc., c/o Alamo Association Management, LLC, c/o Spencer Powell, 2611 North Loop 1604 W. Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Sagebrooke Homeowners Association, Inc., c/o Alamo Association Management, LLC
Mailing Address:	2611 North Loop 1604 W. Suite 100, San Antonio, Texas 78258
Attn.:	Spencer Powell
Telephone Number:	(210) 485-4088
Email Address:	info@alamomg.com

7. Website to access the Association's dedicatory instruments:
www.amghoa.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 - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00

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

[SIGNATURE PAGE FOLLOWS]

ATTACHMENT 1

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sagebrooke, recorded as Document No. 20230174846, in the Official Public Records of Bexar County, Texas, as amended and supplemented from time to time.
2. Sagebrooke Community Manual, recorded as Document No. 20230175926, in the Official Public Records of Bexar County, Texas, as amended and supplemented from time to time.
3. Sagebrooke Adoption of Working Capital Assessment, recorded as Document No. 20230176036, in the Official Public Records of Bexar County, Texas.

ATTACHMENT 1

SAGEBROOKE HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

File Information

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

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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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: 9/22/2023 2:52 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk