

MANAGEMENT CERTIFICATE  
OF  
CALLEN COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of Calallen Community Association, 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: Calallen.
2. The name of the Association: Calallen Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: The property described on Exhibit "A" of the declaration, as described on Exhibit "A" attached hereto.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Calallen Community Association, Inc., c/o Alamo Management Group, Attn: Mark Edwards, 2611 N. Loop 1604 West, Ste. 100, San Antonio, TX 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Calallen Community Association, Inc.,  
c/o Alamo Management Group  
Attn: Mark Edwards  
Mailing Address: 2611 North Loop 1604 West, Suite 100  
San Antonio, Texas 78258  
Telephone Number: 210-485-4088  
Email Address: medwards@alamomg.com

7. Website to access the Association's dedicatory instruments:

<https://www.alamomanagementgroup.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 - \$200.00.

Transfer Fee - \$395.00.

Resale Certificate Fee - \$250.00.

CALLEN COMMUNITY ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

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

EXECUTED to be effective on the date this instrument is Recorded.

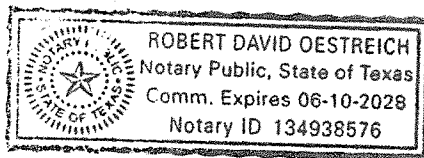
CALLEN COMMUNITY ASSOCIATION, INC., a Texas  
non-profit corporation

By: *NV*  
Name: Nick Vela  
Title: Authorized Agent

STATE OF TEXAS           §  
  §  
COUNTY OF BEAR       §

This instrument was acknowledged before me this 4 day of February, 2025 by Nick Vela, Authorized Agent of Calallen Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



*Robert D. Burton*  
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
WINSTEAD PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
rburton@winstead.com

CALLEN COMMUNITY ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Calallen, recorded as Document No. 2022043154, Official Public Records of Nueces County, Texas.
2. Calallen Adoption of Working Capital Assessment, recorded as Document No. 2022045018, Official Public Records of Nueces County, Texas.
3. Calallen Community Manual, recorded as Document No. 2022043226, Official Public Records of Nueces County, Texas.
4. Calallen Notice of Addition of Land, recorded as Document No. 2023010065, Official Public Records of Nueces County, Texas.
5. Calallen Landscape Easement Agreement, recorded as Document No. 20230144785, Official Public Records of Nueces County, Texas.
6. Calallen Notice of Plat Recordation [Calallen South Unit 2], recorded as Document No. 2024036111, Official Public Records of Nueces County, Texas.

**Nueces County  
Kara Sands  
Nueces County  
Clerk**

---

**Instrument Number:** 2025004999

eRecording - Real Property

NOTICE

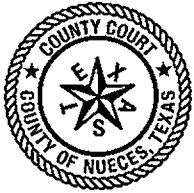
Recorded On: February 11, 2025 12:37 PM

Number of Pages: 4

---

**" Examined and Charged as Follows: "**

Total Recording: \$28.00



**STATE OF TEXAS  
NUECES COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.**

Kara Sands  
Nueces County Clerk  
Nueces County, TX

*Kara Sands*

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025004999  
Receipt Number: 20250211000099  
Recorded Date/Time: February 11, 2025 12:37 PM  
User: Lourdes V  
Station: CLERK13

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
Provo UT