

**MANAGEMENT CERTIFICATE  
OF**

**Calallen Community Association, Inc.**

The undersigned, being an officer of Calallen Community 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: Calallen.
2. The name of the Association: Calallen Community Association, Inc.
3. The recording data for the subdivision: All that certain real property situated in Nueces County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Calallen, recorded under Document No. 2022043154, Official Public Records of Nueces 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: Calallen Community Association, Inc., c/o Alamo Management Company, Attn: Mark Edwards, 2611 North Loop 1604 West, Suite 100, San Antonio, Texas 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 Company
Mailing Address:	2611 North Loop 1604 West, Suite 100 San Antonio, Texas 78258
Attn.:	Mark Edwards
Telephone Number:	(210) 485-4088
Email Address:	medwards@alamomg.com

7. Website to access the Association's dedicatory instruments:  
[www.amghoa.com](http://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 - \$200.00  
Developer Transfer Fee - \$375.00  
Resale Transfer Fee - \$250.00  
Resale Certificate Fee - \$250.00

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

[SIGNATURE PAGE FOLLOWS]

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

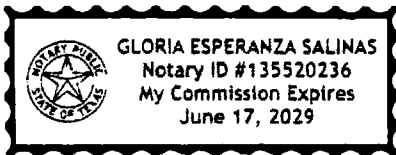
**Calallen Community Association, Inc.,**  
a Texas nonprofit corporation

By: [Signature]  
Name: Mark Edwards  
Title: VP of Development

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

This instrument was acknowledged before me on the 9<sup>th</sup> day of October, 2025, by Mark Edwards, as Managing Agent Representative of Alamo Association Management, LLC dba Alamo Management Group, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Mark Edwards  
Vice President of Development  
AMG – Association Management  
2611 N. Loop 1604 W. Ste. 100  
San Antonio, TX, 78258

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Calallen, recorded as Document No. 2022043154, Official Public Records of Nueces County, Texas.
2. Calallen Community Manual, recorded as Document No. 2022043226, Official Public Records of Nueces County, Texas.
3. Calallen Notice of Addition of Land, recorded as Document No. 2023010065, Official Public Records of Nueces County, Texas.
4. Calallen Landscape Easement Agreement, recorded as Document No. 20230144785, Official Public Records of Nueces County, Texas.
5. Calallen Adoption of Working Capital Assessment, recorded as Document No. 2022045018, 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:** 2025036474

eRecording - Real Property

CERTIFICATE

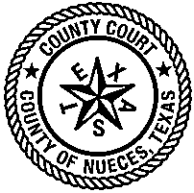
Recorded On: October 09, 2025 02:59 PM

Number of Pages: 4

---

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

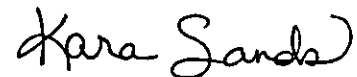
Total Recording: \$28.00



**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



---

**\*\*\*\*\* 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: 2025036474  
Receipt Number: 20251009000129  
Recorded Date/Time: October 09, 2025 02:59 PM  
User: Lorena G  
Station: CLERK04.nuecescc.local

**Record and Return To:**

CSC  
2411 Centerville Road, Suite 400  
Wilmington DE