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202406032667 10/25/2024 03:35:42 PM 1/2

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Veramendi
2. **Name of the Association:** Veramendi Residential Master Community, Inc.
3. **Recording data for the Subdivision:**

Veramendi Precinct 13 Unit 1, according to the plat recorded in document 201806043758, Veramendi Precinct 15 Unit 2, according to the plat recorded in document 201806043759, Veramendi Precinct 13 Unit 3, according to the plat recorded in document 201806043762, Veramendi Precinct 13 Unit 4, according to the plat recorded in document 201906039795, Veramendi Precinct 13 Unit 5, according to the plat recorded in document 202006046311, Veramendi Precinct 13 Unit 5A, according to the plat recorded in document 202006046318, Veramendi Precinct 13 Unit 6, according to the plat recorded in document 202006045123, Veramendi Precinct 13 Unit 7, according to the plat recorded in document 202006046326, Veramendi Precinct 15A Unit 1, according to the plat recorded in document 201806043728, Veramendi Precinct 15A Unit 2, according to the plat recorded in document 201806043729, Official Public Records of Comal County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents recorded in Document nos. 202406005148, 202306035272, 202206001835, 202206013094, 202206013095, 202206001837, 202206001838, 202106042954, 202106035710, 202006042565, 202006025436, 201906043915, 201906039417, 202006025583, 201806003832, 201806006659, 201806006658, 201806021458, 201806014485, 201806014486, 201806021701, 201806021458, 201906045730, 201806021701, 201906043914, 201906039416, 202006007935, 202006007936, 202006025435, 202006042564, Official Public Records of Comal County, Texas.

5. **Name and mailing address of the Association:** Veramendi Residential Master Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwintx.com

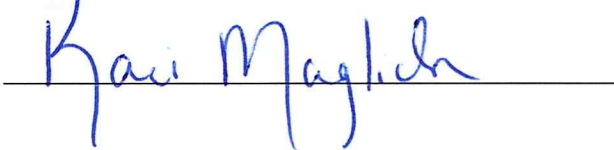
7. **Website address where all dedicatory instruments can be found:**

<https://svmr.sites.townsq.io/> or www.goodwintx.com, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Working Capital: \$350
Reserve Contribution: \$150
Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
Compliance Inspection Fee (optional): \$150
Transfer Fee: \$340
Amenity Deactivation Fee: \$20

This management certificate is filed of record in Comal County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for Veramendi Residential Master Community,
Inc., Duly Authorized Agent
Signed: October 14, 2024

AFTER RECORDING RETURN TO:

Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

→ 11950 Jollyville Rd.
Austin, TX 78759

STATE OF TEXAS

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COUNTY OF COMAL

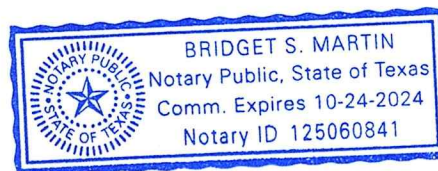
This instrument was signed before me on October 14, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/25/2024 03:35:42 PM
MARY 2 Page(s)
202406032667



Bobbie Koepp



Comal County TX
Honorable Bobbie Koepp, Comal County Clerk
150 N. Seguin, Suite 1037
New Braunfels, TX 78130
(830) 221-1230

Receipt for Services

Cashier	MARY	Batch #	1002085
Customer Name	GOODWIN & COMPANY 11950 JOLLYVILLE RD AUSTIN, TX 78759	Date:	10/25/2024
		Time:	03:35:43PM

Date	Instrument No	Document Type	Transaction Type	GF Number	Pg/Amt
10/25/2024	3:35:43PM	202406032667	CERTIFICATE		2
Total:					\$29.00
Fee Total:					\$29.00
CHECK	206070	ML			29.00
Payment Total:					\$29.00