

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**COMMUNITY OF AMBERWOOD HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
                                      §  
COUNTY OF HAYS       §

The undersigned, being the Managing Agent for Community of Amberwood Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Amberwood.
2. Name of Association: The name of the Association is Community of Amberwood Homeowners Association, Inc.
3. Recording Data for the Subdivision:

Amberwood Subdivision, Phase One (1), a subdivision in Hays County, Texas according to map or plat thereof recorded in Volume 10, Page 351 of the Plat Records of Hays County, Texas and all amendments to or replats of said maps or plats, if any.

Amberwood Subdivision, Phase Two (2), a subdivision in Hays County, Texas according to map or plat thereof recorded in Volume 10, Page 349 of the Plat Records of Hays County, Texas and all amendments to or replats of said maps or plats, if any.

Amberwood Subdivision, Phase Three (3), a subdivision in Hays County, Texas according to map or plat thereof recorded in Volume 11, Page 147 of the Plat Records of Hays County, Texas and all amendments to or replats of said maps or plats, if any.

Amberwood Subdivision, Phase Four (4), a subdivision in Hays County, Texas according to map or plat thereof recorded in Volume 11, Page 306 of the Plat Records of Hays County, Texas and all amendments to or replats of said maps or plats, if any.

Amberwood Subdivision, Phase Five (5), a subdivision in Hays County, Texas according to map or plat thereof recorded in Volume 12, Page 62 of the Plat Records of Hays County, Texas and all amendments to or replats of said maps or plats, if any

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Amberwood Declaration of Covenants, Conditions and Restrictions.
- (2) First Amendment to Amberwood Declaration of Covenants, Conditions and Restrictions.
- (3) First Amendment to Amberwood Declaration of Covenants, Conditions and Restrictions.
- (4) Second Amendment to Amberwood Declaration of Covenants, Conditions and Restrictions.
- (5) Third Amendment to Amberwood Declaration of Covenants, Conditions and Restrictions.
- (6) Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for the Community of Amberwood Homeowners Association, Inc.
- (7) Supplemental Declaration for the Annexation of Amberwood Sections 3 and 4 into Amberwood Declaration of Covenants, Conditions and Restrictions.
- (8) Supplemental Declaration for the Annexation of Amberwood Sections 3 and 4 into Amberwood Declaration of Covenants, Conditions and Restrictions.
- (9) Amberwood Supplemental Declaration for the Annexation of Amberwood Phase Five into Amberwood Declaration of Covenants, Conditions and Restrictions.

b. Recording Information:

- (1) Volume 2098, Page 834, *et seq.* of the Official Public Records of Real Property of Hays County, Texas.
- (2) Volume 2146, Page 472, *et seq.* of the Official Public Records of Real Property of Hays County, Texas.
- (3) Volume 2786, Page 840, *et seq.* of the Official Public Records of Real Property of Hays County, Texas.
- (4) Volume 2506, Page 84, *et seq.* of the Official Public Records of Real Property of Hays County, Texas.
- (5) Volume 2881, Page 646, *et seq.* of the Official Public Records of Real Property of Hays County, Texas.
- (6) Hays County, Texas File No. 18034758.
- (7) Volume 2506, Page 88, *et seq.* of the Official Public Records of Real Property of Hays County, Texas.
- (8) Volume 2528, Page 209, *et seq.* of the Official Public Records of Real Property of Hays County, Texas.
- (9) Volume 2808, Page 279, *et seq.* of the Official Public Records of Real Property of Hays County, Texas.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Community of Amberwood Homeowners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is Community Manager:

RealManage Closing Portal  
P.O. Box 803555  
Dallas, Texas 75380-3555.  
866.473.2573  
[AMBERWOO@CiraMail.com](mailto:AMBERWOO@CiraMail.com)

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.ciranet.com/residentportal](http://www.ciranet.com/residentportal)

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Statement of Account	\$250.00 each
Conveyance Processing Fee	\$325.00 each
Refinance Fee	\$250.00 each
Resale Certificate Fulfillment Fee	\$ 310.00 each
Closing Document Rush Fee	\$200.00 each
Conveyance Fee Surcharge for Delinquent Accounts	\$150.00 each
Request Update Fee	\$90.00 each

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 27<sup>th</sup> day of AUGUST, 2021.

COMMUNITY OF AMBERWOOD HOMEOWNERS  
ASSOCIATION, INC.

By: RealManage,  
Managing Agent

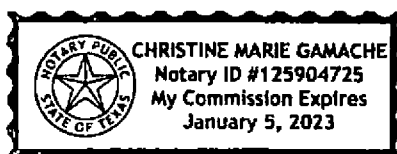
By: [Signature]  
Printed: JENNIFER PAYNE

Its: DIRECTOR OF COMMUNITY ASSOCIATION  
MANAGEMENT

*\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.*

THE STATE OF TEXAS     §  
COUNTY OF Williamson     §

BEFORE ME, the undersigned notary public, on this 27<sup>th</sup> day of August, 2021, personally appeared Jennifer Payne, CMCA Director of Community Association Management, of RealManage, Managing Agent for Community of Amberwood Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas

**THE STATE OF TEXAS  
COUNTY OF HAYS**

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 Hays County, Texas.

21047321 DECLARATION  
08/30/2021 02:11:30 PM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

A handwritten signature in cursive script that reads "Elaine H. Cárdenas".