

**MANAGEMENT CERTIFICATE  
OF  
SPRING CREEK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Spring Creek Residential Community, 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: Spring Creek.
2. The name of the Association: Spring Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Spring Creek, recorded under Document No. 20240045134, in the Official Public Records of Bexar County (the "**Declaration**").
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: Spring Creek Residential Community, Inc., c/o Alamo Management Group, 2611 N. Loop 1604 West, Suite 100, San Antonio, Texas 78258, Attn: Mark Edwards.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Spring Creek Residential Community, Inc., c/o Alamo Management Group

Attn: Mark Edwards

Mailing Address: 2611 N. Loop 1604 West, Suite 100  
San Antonio, Texas 78258

Telephone Number: (210) 485-4088

Email Address: medwards@alamomg.com

7. 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	-	\$325.00.
Resale Certificate Fee	-	\$375.00.

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.

[SIGNATURE PAGE FOLLOWS]

SPRING CREEK RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By: [Signature]

Name: Rudy Munoz

Title: Director

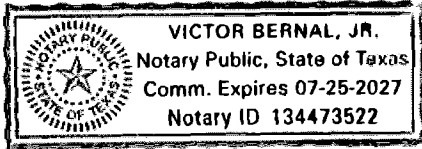
STATE OF TEXAS §

§

COUNTY OF BEXAR §

This instrument was acknowledged before me this 26<sup>TH</sup> day of MARCH, 2024, by Rudy Munoz, Director of Spring Creek Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.

Mark D. Grobmyer, Esq.

WINSTEAD PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

rburton@winstead.com

mgrobmyer@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Spring Creek, recorded as Document No. 20240045134, Official Public Records of Bexar County, Texas
2. Spring Creek Adoption of Working Capital Assessment, recorded as Document No. 20240046992, Official Public Records of Bexar County, Texas.
3. Spring Creek Community Manual, recorded as Document No. 20240046993, Official Public Records of Bexar County, Texas.

**File Information**

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

**Document Number:** 20240054924  
**Recorded Date:** March 28, 2024  
**Recorded Time:** 11:39 AM  
**Total Pages:** 4  
**Total Fees:** \$33.00

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

**\*\* Do Not Remove \*\***

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: 3/28/2024 11:39 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk