

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM



**MANAGEMENT CERTIFICATE
OF
THE BLUFFS ON THE GUADALUPE MASTER COMMUNITY, INC.**

The undersigned, being an officer of The Bluffs on the Guadalupe Master Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Bluffs on the Guadalupe.
2. The name of the Association: The Bluffs on the Guadalupe Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Comal County, Texas, as described on Exhibit "A" to that certain The Bluffs on the Guadalupe Master Covenant [Mixed-Use], recorded under Document No. 202306006810, Official Public Records of Comal County, Texas (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant 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: The Bluffs on the Guadalupe Master Community, Inc., c/o Inframark, 13915 N. Mopac Expressway, Suite 105, Austin, Texas 78728.
6. The mailing address of the person managing the Association:

Name:	The Bluffs on the Guadalupe Master Community, Inc c/o Inframark
Attn:	Denise Cullinan-Johnson
Mailing Address:	13915 N. Mopac Expressway, Suite 105 Austin, Texas 78728
Telephone Number:	737-200-7965
Email Address:	dcullinanjohnston@inframark.com

7. Website to access the Association's dedicatory instruments: www.inframark.com/community-management/
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

MANAGEMENT CERTIFICATE
MAYFAIR MASTER COMMUNITY, INC.

Working Capital Assessment - An amount equal to twelve (12) months of Regular Assessments for the fiscal year in which the Lot or Condominium Unit is conveyed.

Community Enhancement Fee - An amount equal to six (6) months of Regular Assessments for the fiscal year in which the Lot or Condominium Unit is conveyed.

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

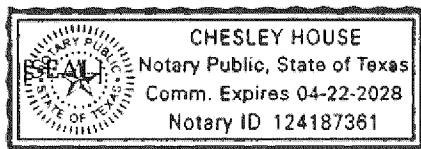
This Certificate is effective as of the 16th day of September, 2025.

THE BLUFFS ON THE GUADALUPE MASTER COMMUNITY,
INC., a Texas nonprofit corporation

By: [Signature]
Name: WILLIAM KORIOH
Title: MGR

THE STATE OF TEXAS §
COUNTY OF Comal §

This instrument was acknowledged before me on 16th day of September, 2025, by William Korioh, the manager of The Bluffs on the Guadalupe Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature

MANAGEMENT CERTIFICATE
THE BLUFFS ON THE GUADALUPE MASTER COMMUNITY, INC.

EXHIBIT "A"

1. The Bluffs on the Guadalupe Master Covenant [Mixed-Use] recorded under Document No. 202306006810, Official Public Records of Comal County, Texas.
2. The Bluffs on the Guadalupe Development Area Declaration [Residential] recorded under Document No. 202306008691, Official Public Records of Comal County, Texas.
3. The Bluffs on the Guadalupe Community Manual recorded under Document No. 202306008685, Official Public Records of Comal County, Texas.
4. The Bluffs on the Guadalupe Design Guidelines [Residential – Waterfront Lots] recorded under Document No. 202306008694, Official Public Records of Comal County, Texas.
5. The Bluffs on the Guadalupe Community Enhancement Covenant [Residential] recorded under Document No. 202306008684, Official Public Records of Comal County, Texas.
6. The Bluffs on the Guadalupe Adoption of Working Capital Assessment recorded under Document No. 202306008683, Official Public Records of Comal County, Texas.
7. The Bluffs on the Guadalupe Notice of Applicability [Residential – Waterfront Lots] recorded under Document No. 202306010069, Official Public Records of Comal County, Texas.
8. Restrictive Covenant [Residential] TBOTG Club Membership The Bluffs on the Guadalupe recorded under Document No. 202406014989, Official Public Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/23/2025 09:15:23 AM
PRISCILLA 4 Pages(s)
202506030687**



Bobbie Koepp