

MANAGEMENT CERTIFICATE
OF
BRISAS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Brisas Residential Community, 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: Brisas.
2. The name of the Association: Brisas Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Bell County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Brisas, recorded under Document No. 2025002014, in the Official Public Records of Bell 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: Brisas Residential Community, Inc., a Texas nonprofit corporation, c/o Lanzola Properties, LLC, 11215 Conroy Ln. Unit #1, Manchaca, Texas, 78652.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name:	Brisas Residential Community, Inc., c/o Lanzola Properties, LLC
Attn:	Property Manger
Mailing Address:	11215 Conroy Ln. Unit #1, Manchaca, Texas, 78652
Telephone Number:	512-291-3058
Email Address:	propertymanager@lanzola.com
7. Website to access the Association’s dedicatory instruments:
<https://www.en.lanzolacommunities.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 - \$250.00

Resale Certificate Fee - \$300.00

Transfer Fee - \$200.00

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.

BRISAS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]

Name: Jose A. Santos

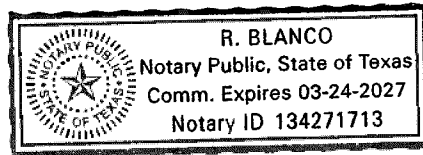
Title: Director

STATE OF TEXAS §

COUNTY OF Bell §

This instrument was acknowledged before me on the 04 day of DECEMBER, 2024 by JOSE A. SANTOS, the DIRECTOR of Brisas 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.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Brisas, recorded under Document No. 2025002014, Official Public Records of Bell County, Texas, as same may be amended or supplemented from time to time.
2. Brisas Community Manual, recorded under Document No. 2025002053, Official Public Records of Bell County, Texas, as same may be amended or supplemented from time to time.
3. Brisas Adoption of Working Capital Assessment, recorded under Document No. 2025002048, Official Public Records of Bell County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE
BRISAS



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2025002078

As

CERTIFICATE

Recorded On: January 14, 2025

Parties: BRISAS RESIDENTIAL COMMUNITY INC

To BRISAS

Comment:

Billable Pages: 4

Number of Pages: 5

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$17.00
Total Fees:	\$22.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

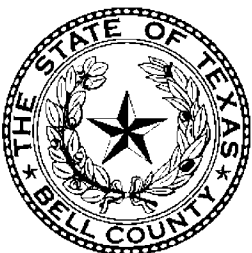
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2025002078
Receipt Number: 442816
Recorded Date/Time: 01/14/2025 12:27:36 PM
User / Station: fosterk - BCCCD0735

Record and Return To:

Winstead PC - Austin
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk