

MANAGEMENT CERTIFICATE
OF
GRACE GARDENS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Grace Gardens Residential 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: Grace Gardens.
2. The name of the Association: Grace Gardens Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, made subject to that certain Grace Gardens Master Covenant [Residential] recorded as Document No. 20250086444 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Grace Gardens Residential Community, Inc., c/o Property Management Professionals;
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: GRACE GARDENS RESIDENTIAL COMMUNITY, INC.
Mailing Address: c/o CCMC
7800 N. Dallas Parkway, Suite 450
Plano, Texas 75024
Attn: Andy Babbit
Telephone Number: 469-246-3500
Email Address: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments: <https://ccmcnet.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 - \$1,200.00.

Conveyance Processing Fee - \$375.00.

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.

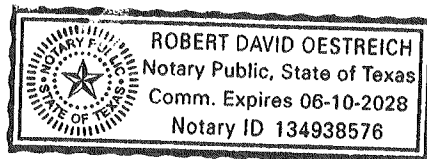
GRACE GARDENS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: _____
Name: Richard Mott
Title: Authorized Agent

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on 1 day of October, 20224, by
Richard Mott, the Authorized Agent of Grace Gardens Residential Community, Inc.,
a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



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. Grace Gardens Master Covenant [Residential] recorded under Document No. 20250086444, in the Official Public Records of Bexar County, Texas.
2. Grace Gardens Development Area Declaration [Residential] recorded under Document No. 20250086793, in the Official Public Records of Bexar County, Texas.
3. Grace Gardens Adoption of Working Capital Assessment [Residential] recorded under Document No. 20250086803, in the Official Public Records of Bexar County, Texas.
4. Grace Gardens Community Manual [Residential] recorded under Document No. 20250086813, in the 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: 20250087024

Recorded Date: May 14, 2025

Recorded Time: 11:22 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: 5/14/2025 11:22 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk