

### **MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Esperanza
2. **Name of the Association:** Esperanza Community Association, Inc.
3. **Recording data for the Subdivision:**

Esperanza, Phase 1, according to the plat recorded in Document no. 00290864, Esperanza, Phase 1B, according to the plat recorded in Document no. 00331255, Esperanza, Phase 1C, according to the plat recorded in Document no. 00337089, Esperanza, Phase 2A, according to the plat recorded in Document no. 00307938, Esperanza, Phase 2B, according to the plat recorded in Document no. 00325306, Esperanza, Phase 2D, according to the plat recorded in Document no. 00323823, Esperanza Phase 3A, according to the plat recorded in Document no. 2024-388880, Esperanza Phase 3C, according to the plat recorded in Document no. 2024-390644, Esperanza Phase 3D, according to the plat recorded in Document no. 2024-392426, Official Public Records of Kendall County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

See attached Exhibit A, and 2024-392758 for the Village of Las Colinas (A part of Esperanza Phase 3D), Official Public Records of Kendall County, Texas.

5. **Name and mailing address of the Association:** Esperanza Community Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company  
PO Box 203310, Austin, TX  
855.289.6007  
[Info@goodwintx.com](mailto:Info@goodwintx.com)

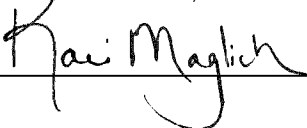
7. **Website address where all dedicatory instruments can be found:**

<https://seep.sites.townsq.io/> or [www.goodwintx.com](http://www.goodwintx.com), use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Working Capital: \$1000 (Builder to Homeowner Sale only)  
Community Enhancement Fee: \$500 (All Sales)  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:  
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100  
Compliance Inspection Fee (optional): \$150  
Transfer: \$340

This management certificate is filed of record in Kendall County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

  
\_\_\_\_\_

By: Kaci Maglich, Managing Agent for Esperanza Community  
Association, Inc., Duly Authorized Agent  
Signed: September 30, 2024

**AFTER RECORDING RETURN TO:**

**Goodwin & Company  
PO Box 203310  
Austin, TX 78720-3310**

STATE OF TEXAS

§

§

COUNTY OF KENDALL

§

This instrument was signed before me on 9/30/24, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas



Esperanza Community Association, Inc.  
Table of Covenants, Conditions, and Restrictions



Item #	Title of Document	Subdivision Name	Document No.	County	Recording Date	Vol/Page
1	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 1 (replaced by item #3 below)	ESPERANZA, PHASE 1	00291244	KENDALL	3/19/2015	1458/990
2	AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA COMMUNITY ASSOCIATION, INC. (replaced by item #3 below)	ESPERANZA, PHASE 1	00294583	KENDALL	7/23/2015	1479/25
3	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 1 AMENDED AND RESTATED 2015 (replaced by item # 6 below)	ESPERANZA, PHASE 1	00296285	KENDALL	9/28/2015	1489/53
4	AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA COMMUNITY ASSOCIATION, INC. (replaced by item #6 below)	ESPERANZA, PHASE 1	00298582	KENDALL	1/7/2016	1503/186
5	NOTICE OF NEIGHBORHOOD DECLARATION FOR ESPERANZA (Esperanza, Phase 1, Block 6, Lots 1 - 26)	ESPERANZA, PHASE 1, BLOCK 6, LOTS 1 - 26	00298584	KENDALL	1/7/2016	1503/197

6	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 1 AMENDED AND RESTATED 2017 (replaced by item #7 below)	ESPERANZA, PHASE 1	00316947	KENDALL	11/21/2017	1609/596
7	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 1 AMENDED AND RESTATED SEPTEMBER 2018 (replaced by item #10 below)	ESPERANZA, PHASE 1	00324619	KENDALL	9/10/2018	1654/878
8	FIRST AMENDMENT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 1 MAY 2019 (replaced by item #10 below)	ESPERANZA, PHASE 1	00330521	KENDALL	5/6/2019	1689/326
9	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 1B MAY 2019 (replaced by item #10 below)	ESPERANZA, PHASE 1B	00331468	KENDALL	6/6/2019	1694/806
10	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 1 AND PHASE 1B AMENDED AND RESTATED AUGUST 2019	ESPERANZA, PHASE 1 AND PHASE 1B	00333439	KENDALL	8/7/2019	1707/148
11	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA (1.787 ACRES) May 2017 (replaced by Item #12 below)	1.787 Acre Tract	00311712	KENDALL	5/11/2017	1579/694

Esperanza Community Association, Inc.  
Table of Covenants, Conditions, and Restrictions

Item #	Title of Document	Subdivision Name	Document No.	County	Recording Date	Vol/Page
12	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE ESPERANZA 1.787 ACRE TRACT AMENDED AND RESTATED AUGUST 2019	1.787 Acre Tract	00334009	KENDALL	8/27/2019	1710/863
13	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2A JANUARY 2017 (replaced by item #14 below)	ESPERANZA PHASE 2A	00308382	KENDALL	1/12/2017	1560/960
14	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2A AMENDED AND RESTATED NOVEMBER 2017 (replaced by item #15 below)	ESPERANZA, PHASE 2A	00316955	KENDALL	11/22/2017	1609/816
15	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2A AMENDED AND RESTATED JUNE 2018 (replaced by item #16 below)	ESPERANZA, PHASE 2A	00322102	KENDALL	6/8/2018	1639/930
16	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2A AMENDED AND RESTATED SEPTEMBER 2018 (replaced by item #22 below)	ESPERANZA, PHASE 2A	00324659	KENDALL	9/12/2018	1655/218

17	FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2A MAY 2019 (replaced by item #22 below)	ESPERANZA, PHASE 2A	00330522	KENDALL	5/6/2019	1689/329
18	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2B (replaced by item #22 below)	ESPERANZA, PHASE 2B	00326905	KENDALL	12/14/2018	1668/632
19	FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2B MAY 2019 (replaced by item #22 below)	ESPERANZA, PHASE 2B	00330523	KENDALL	5/6/2019	1689/332
20	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2D (replaced by item #22 below)	ESPERANZA, PHASE 2D	00326912	KENDALL	12/17/2018	1668/848
21	FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2D MAY 2019 (replaced by item #22 below)	ESPERANZA, PHASE 2D	00330524	KENDALL	5/6/2019	1689/335
22	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2A, PHASE 2B AND PHASE 2D AMENDED AND RESTATED AUGUST 2019 (replaced by item #23 below)	ESPERANZA, PHASE 2A, PHASE 2B AND PHASE 2D	00334008	KENDALL	8/27/2019	1710/750

**Esperanza Community Association, Inc.**  
**Table of Covenants, Conditions, and Restrictions**

<u>Item #</u>	<u>Title of Document</u>	<u>Subdivision Name</u>	<u>Document No.</u>	<u>County</u>	<u>Recording Date</u>	<u>Vol/Page</u>
23	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2A, PHASE 2B, PHASE 2D AND PHASE 2E AMENDED AND RESTATED APRIL 2020 (replaced by item #26 below)	ESPERANZA, PHASE 2A, PHASE 2B, PHASE 2D AND PHASE 2E	00341690	KENDALL	5/11/2020	1759/1010
24	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 1C	ESPERANZA, PHASE 1C	00341689	KENDALL	5/11/2020	1759/893
25	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2C	ESPERANZA, PHASE 2C	00341682	KENDALL	5/11/2020	1759/741
26	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2A, PHASE 2B, PHASE 2D AND PHASE 2E AMENDED AND RESTATED SEPTEMBER 2020	ESPERANZA, PHASE 2A, PHASE 2B, PHASE 2D AND PHASE 2E	00346496	KENDALL	9/18/2020	1793/380
27	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF BRAVADA (A PART OF ESPERANZA PHASE 2F) SEPTEMBER 2021 (replaced by item #28 below)	ESPERANZA PHASE 2F	2021-361494	KENDALL	09/15/2021	Doc #361494

28	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF BRAVADA (A PART OF ESPERANZA PHASE 2F) AMENDED AND RESTATED MARCH 2022	ESPERANZA PHASE 2F	2022-367926	KENDALL	03/14/2022	Doc #367926
29	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR REGENCY AT ESPERANZA - CONDESSA (A PART OF ESPERANZA PHASE 2F) APRIL 2022	ESPERANZA PHASE 2F	2022-369129	KENDALL	04/14/2022	Doc #369129

**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

---

**Instrument Number:** 392942

eRecording - Real Property

CERTIFICATE

Recorded On: October 15, 2024 03:00 PM

Number of Pages: 7

---

**" Examined and Charged as Follows: "**

Total Recording: \$45.00

---

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

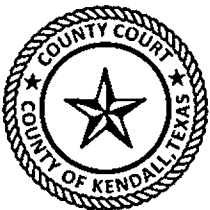
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 392942  
Receipt Number: 20241015000044  
Recorded Date/Time: October 15, 2024 03:00 PM  
User: Christine M  
Station: CCLERK02

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**STATE OF TEXAS  
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.**

Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*