

## **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:**

See Exhibit "A"

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

See Exhibit "A"

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)

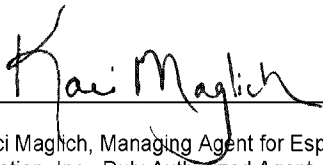
7. **Website address where all dedicatory instruments can be found:**

<https://sesp.sites.townsq.io/0> 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 Contribution - Builder to Homeowner Sales Only: \$1000  
Community Enhancement Fee - All Sales: \$500  
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 Fees: \$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: March 10, 2025

### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF KENDALL

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This instrument was signed before me on 3/10/25, 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



## EXHIBIT "A"

<u>Title of Document</u>	<u>Subdivision Name</u>	<u>Document</u>		<u>County</u>	<u>Date</u>	<u>Vol/Page</u>
		<u>No.</u>				
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
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
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2C APRIL 2020	ESPERANZA, PHASE 2C	00341682		KENDALL	5/11/2020	1759/741
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 1C APRIL 2020	ESPERANZA, PHASE 1C	00341689		KENDALL	5/11/2020	1759/893
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
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
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
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR REGENCY AT ESPERANZA - CONDESSA (A PART OF ESPERANZA PHASE 2G) SEPTEMBER 2023	ESPERANZA PHASE 2G	2023 - 383631		KENDALL	09/26/2023	Doc #383631

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF QUINTANA (A PART OF ESPERANZA PHASE 2G) SEPTEMBER 2023	ESPERANZA PHASE 2G	2023 - 383637	KENDALL	09/26/2023	Doc #383637
Amendment to Declaration Condessa 2G, Declaration Quintana, Declaration Condessa 2F, Declaration Bravada, Declaration El Prado, Declaration Soledad, Declaration Lomita, Declaration Hagee Tract and Declaration Bella Vista/Loma Linda/Ladera/Las Brisas/Encinal filed as Document No. 2024-386736 on February 14, 2024, in the Official Record of Kendall County, Texas.	ESPERANZA PHASES 1, 1B, 1C, 2A, 2B, 2C, 2D, 2E, 2F, 2G AND 1.787 ACRE TRACT.	2024 - 386736	KENDALL	2/14/2024	Doc #386736
Esperanza Community Association, Inc. Resolution of Directors Regarding Assessments	ESPERANZA	2024 - 387011	KENDALL	2/27/2024	Doc #387011
THE CLUB AT ESPERANZA AND ESPERANZA COMMON AREAS - FACILITY USER RULES AND GUIDELINES	ALL EXISTING PLATTED LOTS IN ESPERANZA	2024- 388559	KENDALL	4/29/2024	Doc #388559
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF GLORIETA (A PART OF ESPERANZA PHASE 3A) MAY 2024	ESPERANZA PHASE 3A	2024 - 389145	KENDALL	5/20/2024	Doc #389145
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF ALTAMIRA (A PART OF ESPERANZA PHASE 3C) JULY 2024	ESPERANZA PHASE 3C	2024 - 390782	KENDALL	7/24/2024	Doc #390782
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF LOS COLINAS (A PART OF ESPERANZA PHASE 3D) OCTOBER 2024	ESPERANZA PHASE 3D	2024 - 392758	KENDALL	10/7/2024	Doc #392758
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF LOS COLINAS (ESPERANZA PHASE 2H) OCTOBER 2024	ESPERANZA PHASE 2H	2024 - 393207	KENDALL	10/24/2024	Doc #393207
AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF ALTAMIRA (A PART OF ESPERANZA PHASE 3C) JULY 2024	ESPERANZA PHASE 3C	2024 - 393872	KENDALL	11/15/2024	Doc #393872

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF GLORIETA (A PART OF ESPERANZA PHASE 3A) MAY 2024	ESPERANZA PHASE 3A	2025 - 395367	KENDALL	1/13/2025	Doc #395367
SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF ALTAMIRA (A PART OF ESPERANZA PHASE 3C) JULY 2024	ESPERANZA PHASE 3C	2025 - 395368	KENDALL	1/13/2025	Doc #395368
AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF LOS COLINAS (A PART OF ESPERANZA PHASE 3D) OCTOBER 2024	ESPERANZA PHASE 3D	2025 - 395369	KENDALL	1/13/2025	Doc #395369

**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

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**Instrument Number:** 396935

eRecording - Real Property

CERTIFICATE

Recorded On: March 11, 2025 10:33 AM

Number of Pages: 6

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

Total Recording: \$41.00

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

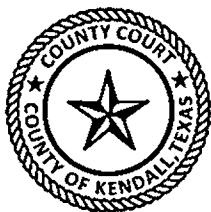
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 396935  
Receipt Number: 20250311000022  
Recorded Date/Time: March 11, 2025 10:33 AM  
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*