

**MANAGEMENT CERTIFICATE
OF**

Gruene Villages Owners Association, Inc..

The undersigned, being an officer of Gruene Villages Owners Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Gruene Villages.
2. The name of the Association: Gruene Villages Owners Association, Inc.
3. The recording data for the subdivision: All that certain real property situated in COMAL, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Gruene Villages, recorded under Document No. 202106041215; Supplemental Notice of Dedicatory Instruments - 202206040418, Official Public Records of COMAL, 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: Gruene Villages Owners Association, Inc., c/o Alamo Management Company, Attn: Ryann McClure, 2611 North Loop 1604 West, Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Gruene Villages Owners Association, Inc.. c/o Alamo Management Company
Mailing Address:	2611 North Loop 1604 West, Suite 100 San Antonio, Texas 78258
Attn.:	Ryann McClure
Telephone Number:	(210) 485-4088
Email Address:	rmccclure@alamomg.com

7. Website to access the Association's dedicatory instruments:

www.amg;hoa.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 - \$500.00

Resale Transfer Fee - \$250.00

Resale Certificate Fee - \$250.00

Resale Certificate Fee 2-day Rush - \$450.00 (\$200 Rush Fee for 2 Business Days)

Resale Certificate Fee 5-day Rush - \$350.00 (\$100 Rush Fee for 5 Business Days)

Resale Certificate Update - \$75.00

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.

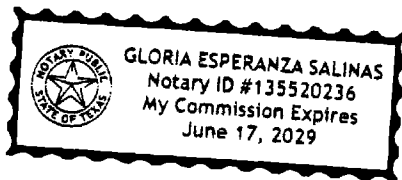
Gruene Villages Owners Association, Inc.,
a Texas nonprofit corporation

By: Ryann McClure
Name: Ryann McClure
Title: Senior Vice President

STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on the 16 day of October, 2025, by Ryann McClure, as Managing Agent of Legal Name, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Gloria Salinas
Notary Public Signature

AFTER RECORDING RETURN TO:

Ryann McClure
Vice President of Development
AMG – Association Management
2611 N. Loop 1604 W. Ste. 100
San Antonio, TX, 78258

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Gruene Villages, recorded as Document No. 202106041215; Supplemental Notice of Dedicatory Instruments - 202206040418, Official Public Records of COMAL, Texas.
2. Gruene Villages Community Manual, recorded as Document No. N/A, Official Public Records of COMAL, Texas.
3. Gruene Villages Adoption of Working Capital Assessment, recorded as Document No. N/A, Official Public Records of COMAL, Texas.
4. Gruene Villages Notice of Plat Recordation, recorded as Document No. 2.0180604379e+11, Official Public Records of COMAL, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/22/2025 07:59:36 AM
NANCY 4 Pages(s)
202506033855**



Bobbie Koepp