

MANAGEMENT CERTIFICATE OF CLEAR SPRINGS PARK PROPERTY OWNERS ASSOCIATION

The undersigned, being an officer of Clear Springs Park Property Owners Association (hereinafter known as 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: **Clear Springs Park**
2. The name of the Association: **Clear Springs Park Property Owners Association**
3. The recording data for the subdivision: See Exhibit A
4. The recording data for the declaration and any amendments to the declaration: See Exhibit B
5. The name and mailing address of the Association: **Clear Springs Park Property Owners Association, 4330 Jennifer Nicole, San Antonio, TX 78261**
6. The name, mailing address, telephone number, and email address of the manager of the Association:
 - Name: **Clear Springs Park Property Owners Association Board of Directors [Self-Managed]**
 - Mailing address: **4330 Jennifer Nicole, San Antonio, TX 78261**
 - Telephone number: **N/A**
 - Email address: **clearspringspoa@gmail.com**
7. Website for dedicatory instruments: <https://www.clearspringspark.org/>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision: **None**

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below. Executed to be effective on the date this instrument is Recorded.

Clear Springs Park Property Owners Association,
a Texas non-profit corporation

By:

John Hakemack

Name: John Hakemack

Title: President, CSP POA

STATE OF TEXAS

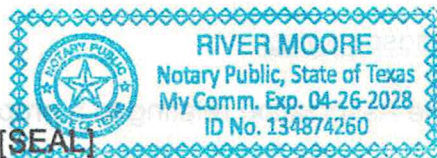
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COUNTY OF BEXAR

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This instrument was acknowledged before me this 25th day of September, 2025 by

John Hakemack, the President of Clear Springs Park
Property Owners Association, a Texas non-profit corporation on behalf of said non-profit corporation.



[Signature]

Notary Public Signature

AFTER RECORDING RETURN TO:

WINSTEAD PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

avaldes@winstead.com

EXHIBIT A
RECORDING DATA FOR THE SUBDIVISION

Recorded in the Deed and Plats Records of Bexar County, Texas as follows:

Volume 8600, Pages 218 – 222
Volume 8700, Pages 66 – 67
Volume 9100, Pages 137 – 139, 142
Volume 9200, Pages 11 – 16, 88 – 90, 225
Volume 9400, Pages 53 – 54, 228
Volume 9500, Page 106

EXHIBIT B
RECORDING DATA FOR THE DECLARATIONS

Recorded in the Official Public Records of Real Property of Bexar County, Texas as

Document Number 98-00067861 in Book D, Volume 07442, Page 00967
Document Number 249247, Volume 2179, Pages 102 – 103
Document Number 274220, Volume 2254, Pages 239 – 240
Document Number 301459, Volume 2336, Pages 269 – 270
Document Number 320489, Volume 2372, Pages 32 – 33
Document Number 453172, Volume 2610, Pages 1372 – 1373