

**MANAGEMENT CERTIFICATE
OF
COMMUNITY ASSOCIATION OF MOCKINGBIRD HEIGHTS, INC.**

The undersigned, being an officer of Community Association of Mockingbird Heights, Inc. (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: Mockingbird Heights.
2. The name of the association: Community Association of Mockingbird Heights, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: The real property located in Comal County, Texas, shown on the plat and Subdivision map of Mockingbird Heights Units One, 1A, Two, Three, Four, Five, Six and Seven, which is further described on Exhibit "A" of that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mockingbird Heights, recorded as Document No. 2020603380, Official Public Records of Comal County, Texas (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Community Association of Mockingbird Heights, Inc., c/o Wildwood Management Group, 1902 E Common St. Ste. 500, New Braunfels, Texas 78130.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Wildwood Management Group
Attn:	Hatti Weatherford
Mailing Address:	1902 E Common St. Ste. 500, New Braunfels, TX 78130
Telephone Number:	830.627.9101
Email Address:	hweatherford@wildwood-sa.com

7. Website to access the association's dedicatory instruments: www.wildwood-sa.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

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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.

**COMMUNITY ASSOCIATION OF MOCKINGBIRD
HEIGHTS, INC.,**

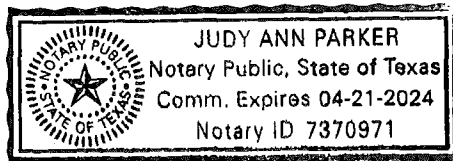
a Texas non-profit corporation

By: Hatti Weatherford
Name: Hatti Weatherford
Title: Association Manager

STATE OF TEXAS §
 §
COUNTY OF Comal §

This instrument was acknowledged before me this 28th day of September, 2021 by Hattie Weatherford Manager of Community Association of Mockingbird Heights, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Judy Ann Parker
Notary Public Signature

AFTER RECORDING RETURN TO:

ALEX S. VALDES, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
AVALDES@WINSTEAD.COM

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EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mockingbird Heights, recorded as Document No. 20206033080, Official Public Records of Comal County, Texas.
 - a. Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Mockingbird Heights, Unit 2, recorded as Document No. 200606024143, Official Public Records of Comal County, Texas.
 - b. Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Mockingbird Heights, Unit 3, recorded as Document No. 200606035086, Official Public Records of Comal County, Texas.
 - c. Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Mockingbird Heights, Unit 6, recorded as Document No. 200906028876, Official Public Records of Comal County, Texas.
 - d. Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Mockingbird Heights, Unit 4, recorded as Document No. 200706042866, Official Public Records of Comal County, Texas.
 - e. Second Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Mockingbird Heights, Unit 7, recorded as Document No. 201106031628, Official Public Records of Comal County, Texas.
 - f. Third Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Mockingbird Heights, Unit 5, recorded as Document No. 201206007895, Official Public Records of Comal County, Texas.
2. Amended and Restated Bylaws of Community Association of Mockingbird Heights, Inc., recorded as Document No. 201806041435, Official Public Records of Comal County, Texas.
3. Community Association of Mockingbird Heights, Inc. Amended and Restated Collection Policy, recorded as Document No. 201806047822, Official Public Records of Comal County, Texas.
4. First Amendment to the Amended and Restated Bylaws of Community Association of Mockingbird Heights, Inc., recorded as Document No. 201906015238, Official Public Records of Comal County, Texas.
5. Second Amendment to the Amended and Restated Bylaws of Community Association of Mockingbird Heights, Inc., recorded as Document No. 201906020767, Official Public Records of Comal County, Texas.
7. Mockingbird Heights COVID-19 Policy – Pool Rules, recorded as Document No. 202006019872, Official Public Records of Comal County, Texas.

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8. Mockingbird Heights Policy for Pool Video Surveillance, recorded as Document No. 202006033150, Official Public Records of Comal County, Texas.
9. Mockingbird Heights COVID-19 Policy – Pool Rules, recorded as Document No. 202006019872, Official Public Records of Comal County, Texas.
10. Mockingbird Heights Amended and Restated Amenity Use Rules and Guidelines, recorded as Document No. 20206033151, Official Public Records of Comal County, Texas.
11. Community Association of Mockingbird Heights, Inc. Architectural Control Manual, recorded as Document No. 202006033157, Official Public Records of Comal County, Texas.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/28/2021 04:08:07 PM
CHRISTY 4 Pages(s)
202106050961



Bobbie Koepp

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