

MANAGEMENT CERTIFICATE
SPRINGTREE (CIBOLO) HOMEOWNERS' ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Springtree (Cibolo) Homeowners' Association, 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: Springtree.
2. The name of the association: Springtree (Cibolo) Homeowners' Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Guadalupe County, Texas made subject to that certain Declaration of Covenants, Conditions and Restrictions for Springtree, recorded in Volume 1617, Page 0138 in the Official Public Records of Guadalupe County, Texas, as amended (collectively, 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: Springtree (Cibolo) Homeowners' Association, Inc., c/o RealManage, P.O. Box 803555, Dallas, Texas 75380.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: RealManage
Attn: Community Manager
Mailing Address: P.O. Box 803555, Dallas, Texas 75380
Telephone Number: 866-473-2573
Email Address: sprcibol@ciramail.com

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

RealManage Transfer Fee - \$325.00.

Resale Certificate Fee - \$375.00.

Resale Certificate Update Fee - \$75.00

Refinance Fee - \$250.00

Association Transfer Fee - \$100.00 shall be charged to Seller, and \$100.00 shall be charged to Purchaser

The association fees cover all costs that the association incurs related to a property transfer in the subdivision. Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

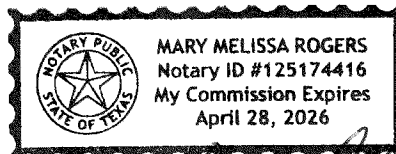
**SPRINGTREE (CIBOLO) HOMEOWNERS'
ASSOCIATION, INC.**, a Texas nonprofit
corporation

By: Cesar T. Hance
Name: CEsar T. HANCE
Title: Vice President

STATE OF TEXAS

§
§
§

COUNTY OF Bexar



This instrument was acknowledged before me this 18 day of August, 2025
by Cesar T. Hance, as Managing Agent of Springtree (Cibolo)
Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit
corporation.

[SEAL]

Mary Melissa Rogers
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

SPRINGTREE (CIBOLO) HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Springtree, recorded in Volume 1617, Page 0138 in the Official Public Records of Guadalupe County, Texas.
2. First Supplement to Declaration of Covenants, Conditions and Restrictions for Springtree, recorded in Volume 1845, Page 572 in the Official Public Records of Guadalupe County, Texas.
3. Second Supplement to Declaration of Covenants, Conditions and Restrictions for Springtree, recorded in Volume 2009, Page 030 in the Official Public Records of Guadalupe County, Texas.
4. Third Supplement to Declaration of Covenants, Conditions and Restrictions for Springtree, recorded in Volume 2429, Page 791 in the Official Public Records of Guadalupe County, Texas.
5. Notice of Filing of Dedicatory Instruments for Springtree (Cibolo) Homeowner's Association, Inc. - Bylaws, in Volume 2275, Page 494 in the Official Public Records of Guadalupe County, Texas.
6. First Amendment to the Bylaws of Springtree (Cibolo) Homeowners' Association, Inc., recorded in Volume 2701, Page 0376 in the Official Public Records of Guadalupe County, Texas.
7. Springtree (Cibolo) Homeowners' Association Inc. Community Manual, recorded in Volume 3075, Page 065 in the Official Public Records of Guadalupe County, Texas.
8. Supplement to Springtree (Cibolo) Homeowners' Association Inc. Community Manual, recorded Document No. 202499010611 in the Official Public Records of Guadalupe County, Texas.

202599020845

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
08/21/2025 08:47:27 AM PAGES: 4 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel

SPRINGTREE (CIBOLO) HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE