

THE STATE OF TEXAS \$
COUNTIES OF COMAL AND GUADALUPE \$

1. Name of Subdivision: The name of the subdivision is Fairways at Scenic Hills.
2. Name of Association: The name of the Association is Fairways at Scenic Hills Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. The Fairways at Scenic Hills, Unit 1, a subdivision in Comal County, Texas, and Guadalupe County, Texas, according to the map or plat thereof, recorded in Volume 14, Page 178 *et seq.*, of the Deed and Plat Records of Comal County, Texas and in Volume 6, Page 499 *et seq.*, of the Plat Records of Guadalupe County, Texas and all amendments and annexations thereto or replats thereof, if any.
 - b. The Fairways at Scenic Hills, Unit 2, a subdivision in Comal County, Texas, and Guadalupe County, Texas, according to the map or plat thereof, recorded in Volume 15, Page 86 *et seq.*, of the Deed and Plat Records of Comal County, Texas and in Volume 6, Page 745 *et seq.*, of the Plat Records of Guadalupe County, Texas and all amendments and annexations thereto or replats thereof, if any.
 - c. The Fairways at Scenic Hills, Unit 3B, a subdivision in Comal County, Texas, and Guadalupe County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200606038040 of the Deed and Plat Records of Comal County, Texas and in Volume 7, Page 203 *et seq.*, of the Plat Records of Guadalupe County, Texas and all amendments and annexations thereto or replats thereof, if any.

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Fairways at Scenic Hills, Unit 1.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Fairways at Scenic Hills, Unit 1.
- (3) Supplemental Declaration for Fairways at Scenic Hills, Unit 2.
- (4) Supplemental Declaration for Fairways at Scenic Hills, Unit 3B.

b. Recording Information:

- (1) Comal County Clerk's File No. 200206838942 and Volume 1775, Page 565 *et seq.*, in the Official Public Records of Real Property of Guadalupe County, Texas.
- (2) Comal County Clerk's File No. 200306007575 and Guadalupe County Clerk's File No. 2003004075.
- (3) Comal County Clerk's File No. 200406042638 and Guadalupe County Clerk's File No. 2004022992.
- (4) Comal County Clerk's File No. 200606044870 and Guadalupe County Clerk's File No. 2006024259.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Fairways at Scenic Hills Homeowners Association, Inc. c/o RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
FAISCENI@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 325.00

Refinance Fee	\$ 250.00
Statement of Account	\$ 295.00

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 30th day of July, 2025.

FAIRWAYS AT SCENIC HILLS HOMEOWNERS
ASSOCIATION, INC.

By: RealManage, LLC, Managing Agent

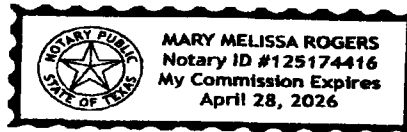
By: Amy D. Aguilar

Printed: Amy D. Aguilar

Its: Senior Community Association Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
COUNTY OF Brewer §



BEFORE ME, the undersigned notary public, on this 30 day of July, 2025 personally appeared Amy Aguilar, the Senior Community Manager for RealManage, LLC, Managing Agent for Fairways at Scenic Hills Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Mary Melissa Rogers
Notary Public in and for the State of Texas

Management Certificate for Fairways at Scenic Hills Homeowners Association, Inc.

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I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
07/31/2025 08:14:44 AM PAGES: 3 VICTORIA
TERESA KIEL, COUNTY CLERK



Teresa Kiel

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/30/2025 04:00:18 PM
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Bobbie Koepp