

**MANAGEMENT CERTIFICATE
OF
THE PASEO DEL ESTE AMENITY CENTER ASSOCIATION, INC.**

The undersigned, being an officer of The Paseo del Este Amenity Center Association, Inc., a Texas nonprofit corporation (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: Paseo del Este at Mission Ridge.
2. The name of the Association: The Paseo del Este Amenity Center Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in El Paso County, Texas, made subject to that certain Paseo del Este at Mission Ridge Amended and Restated Master Covenant [Residential], recorded under Document No. 20240021991, in the Official Public Records of El Paso County, Texas, as may be amended from time to time (the "Covenant"), pursuant to the recordation of the Covenant and to the filing of one or more Notices of Applicability in the Official Public Records of El Paso County, Texas.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: The Paseo del Este Amenity Center Association, Inc., c/o FirstService Residential, 5316 West US-290 Service Road, Suite 100, Austin, Texas 78735.
6. The name, mailing address, telephone number and email address of the person managing the Association:

| | |
|-------------------|---|
| Name: | The Paseo del Este Amenity Center Association, Inc. c/o FirstService Residential |
| Attention: | Community Manager |
| Mailing Address: | 5316 West US-290 Service Road, Suite 100 Austin, Texas 78735 |
| Telephone Number: | (512) 266-6771 |
| Email Address: | austin@fsresidential.com |

7. Website to access the Association's dedicatory instruments:
<https://www.thepaseoshoa.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 - For the initial conveyance of a Lot or Condominium Unit from Declarant, a Working Capital Assessment shall be levied in the amount of One Thousand Five Hundred and No/100 Dollars (\$1,500.00). For each subsequent

conveyance of such Lot or Condominium Unit, a Working Capital Assessment shall be levied in the amount of one-sixth (1/6th) of the annual Regular Assessments then attributable to such Lot or Condominium Unit.

Community Enhancement Fee - 0.50% of the Transfer Price (as defined in the Paseo del Este at Mission Ridge Community Enhancement Covenant [Residential], recorded in the Official Public Records of El Paso County, Texas).

Transfer Fee - \$350.00.

Resale Certificate Fee - \$375.00.

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.

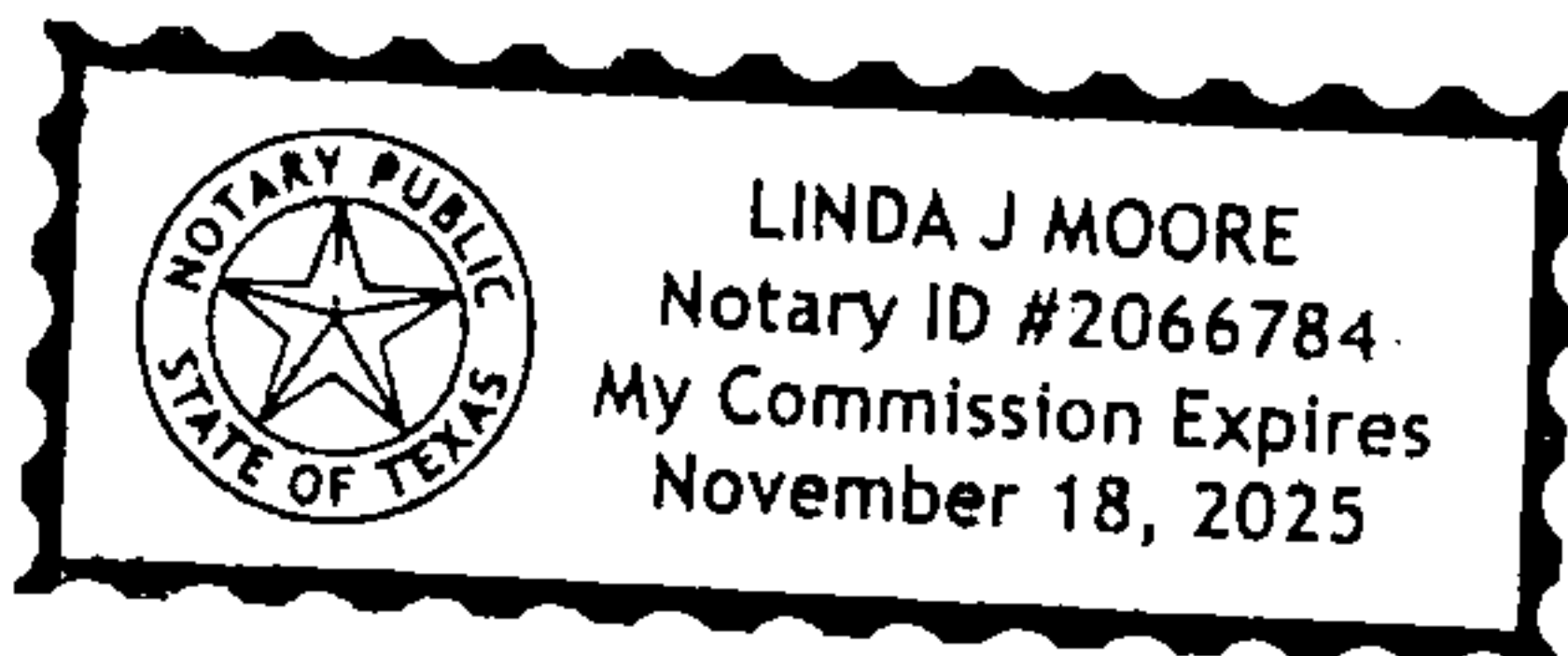
THE PASEO DEL ESTE AMENITY CENTER ASSOCIATION,
INC.,
a Texas nonprofit corporation

By: Joel G. Guzman
Name: JOEL G. GUZMAN
Title: DIRECTOR

THE STATE OF TEXAS §
 §
COUNTY OF El Paso §

This instrument was acknowledged before me on the 6th day of May, 20 25 by Joel Guzman, Director of The Paseo del Este Amenity Center Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Linda J. Moore
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Mark D. Grobmyer, Esq.
Winstead PC
600 West 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com
mgrobmyer@winstead.com

ATTACHMENT 1

1. Paseo del Este at Mission Ridge Amended and Restated Master Covenant [Residential], recorded under Document No. 20240021991, Official Public Records of El Paso County, Texas.
2. Paseo del Este at Mission Ridge Development Area Declaration [Residential], recorded under Document No. 20240022226, Official Public Records of El Paso County, Texas.
3. Paseo del Este at Mission Ridge Community Enhancement Covenant [Residential], recorded under Document No. 20240022225, Official Public Records of El Paso County, Texas.
4. Paseo del Este at Mission Ridge Community Manual, recorded under Document No. 20240022228, Official Public Records of El Paso County, Texas.
5. Paseo del Este at Mission Ridge Design Guidelines, recorded under Document No. 20240022227, Official Public Records of El Paso County, Texas.
6. Paseo del Este at Mission Ridge Adoption of Working Capital Assessment, recorded under Document No. 20250031912, Official Public Records of El Paso County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE
THE PASEO DEL ESTE AMENITY CENTER ASSOCIATION, INC.

Doc # 20250036197
#Pages 4 #NFPages 1
05/07/2025 08:07 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$37.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Recording
Division of Real Property in El Paso County.



Delia Briones

EL PASO COUNTY, TEXAS