

MANAGEMENT CERTIFICATE
OF
VERDANCIA COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of Verdancia Community 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: Verdancia.
- 2. The name of the Association: Verdancia Community 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 Verdancia Master Covenant [Residential], recorded under Document No. 20250065922, 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: Verdancia Community 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:	Verdancia Community Association, Inc. c/o FirstService Residential
Attention:	Dorina Ross
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://verdancicommunityassociation.connectresident.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
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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 Verdancia 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.

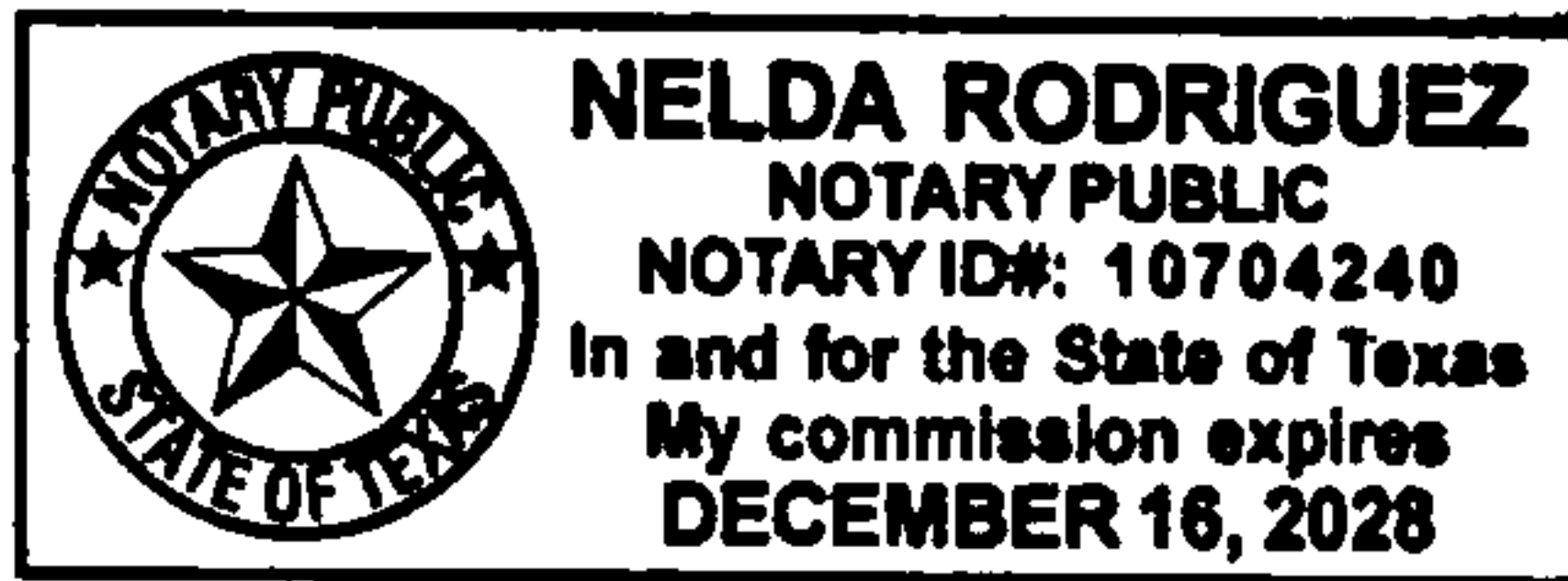
VERDANCIA COMMUNITY ASSOCIATION, INC.,
a Texas nonprofit corporation

By: FLSL
Name: Franklin Stubbs LeBaron
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 15th day of August, 2025, by
Franklin Stubbs LeBaron, President of Verdancia
Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Nelda Rodriguez
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. Verdancia Master Covenant [Residential], recorded under Document No. 20250065922, Official Public Records of El Paso County, Texas.
2. Verdancia Development Area Declaration [Residential], recorded under Document No. 20250066526, Official Public Records of El Paso County, Texas.
3. Verdancia Community Enhancement Covenant [Residential], recorded under Document No. 20250066520, Official Public Records of El Paso County, Texas.
4. Verdancia Community Manual, recorded under Document No. 20250066534, Official Public Records of El Paso County, Texas.
5. Verdancia Adoption of Working Capital Assessment, recorded under Document No. 20250066530, Official Public Records of El Paso County, Texas.
6. Verdancia Design Guidelines, recorded under Document No. 20250066947, Official Public Records of El Paso County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE
VERDANCIA COMMUNITY ASSOCIATION, INC.

Doc # 20250068631
#Pages 4 #NFPages 1
08/29/2025 01:52 PM
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