

**MANAGEMENT CERTIFICATE
OF
SAENGERHALLE MEADOWS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Saengerhalle Meadows Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Saengerhalle Meadows.
2. The name of the Association: Saengerhalle Meadows Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Guadalupe County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Saengerhalle Meadows recorded under Document No. 202299037220, Official Public Records of Guadalupe County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Saengerhalle Meadows Homeowners Association, Inc., c/o The Neighborhood Company, 1118 Vintage way, New Braunfels, Texas 78132.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Saengerhalle Meadows Homeowners Association, Inc.
Mailing Address: 1118 Vintage Way, New Braunfels, Texas 78132
Attn: Laura Ficco
Telephone Number: (830) 264-2454
Email Address: Laura@neighborhoodco.com

7. Website to access the Association's dedicatory instruments: www.saengerhalleowners.com
8. Amount and description of fees related to property transfer in the subdivision:


The amount of the Working Capital Assessment is equal to \$250.00
The Resale Certificate Fee is \$375.00.
The Resale Certificate Update is \$75.00.
The Association transfer fee is \$400.00.
The Resale Certificate Rush Fee is \$350 1 business day; \$250 3 business days; \$150 5 business days; \$100 7 business days.
The Compliance Inspection Fee is \$150.00

The Association transfer fee covers 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.

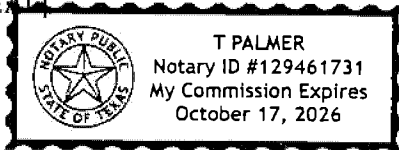
**SAENGERHALLE MEADOWS HOMEOWNERS
ASSOCIATION, INC.,**
a Texas non-profit corporation

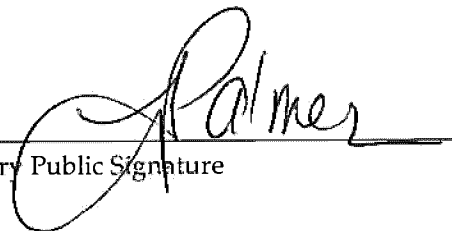
By: 
Name: Mike Bohm
Title: President

THE STATE OF TEXAS §
COUNTY OF Hays §

This instrument was acknowledged before me on 28 day of September, 2023, by
Mike Bohm the President of Saengerhalle
Meadows Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit
corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead, PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Saengerhalle Meadows, recorded under Document No. 202299037220, Official Public Records of Guadalupe County, Texas.
2. Saengerhalle Meadows Community Manual, recorded under Document No. 202399003258, Official Public Records of Guadalupe County, Texas.
 - a. First Supplement to Saengerhalle Meadows Community Manual, recorded under Document No. 202399024821, Official Public Records of Guadalupe County, Texas
3. Saengerhalle Meadows Adoption of Working Capital Assessment, recorded under Document No. 202399003687, Official Public Records of Guadalupe County, Texas.
 - a. Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 202399024822, Official Public Records of Guadalupe County, Texas.

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202399025579
Recorded On: October 16, 2023 09:11 AM
Total Pages: 4
Total Fees: \$34.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20231016000017
User: Leah D
Station: Production 4

Return To:
Simplifile

**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX