



MANAGEMENT CERTIFICATE
HANSFORD RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Hansford Residential Community, 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: Hansford.
2. The name of the Association: Hansford Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Caldwell County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Hansford, recorded under Document No. 2023-003047, in the Official Public Records of Caldwell County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Hansford Residential Community, Inc., c/o The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: The Neighborhood Company, LLC
Attn: Community Manager
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132
Telephone Number: (830) 264-2454
Email Address: Info@NeighborhoodCo.com

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodco.com/>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:


Working Capital: \$100.00.
Resale Certificate: \$375.00.
Transfer Fee: \$400.00.

HANSFORD RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

ACKNOWLEDGEMENT

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

**HANSFORD RESIDENTIAL COMMUNITY,
INC., a Texas non-profit corporation**

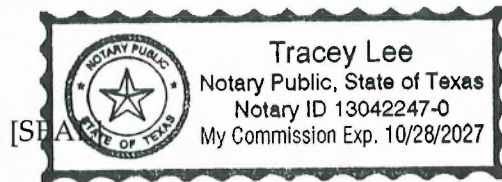
By: 

Name: Alex S. Valdes

Title: Attorney-in-Fact

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 25 day of February, 2026 by Alex S. Valdes, Attorney-in-Fact of Hansford Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public Signature

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

HANSFORD RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Hansford – Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 2023-003047, in the Official Public Records of Caldwell County, Texas, as the same may be amended from time to time.
2. Hansford – Community Manual, recorded under Document No. 2023-003388, in the Official Public Records of Caldwell County, Texas, as same may be amended and supplemented from time to time.
3. Hansford – Adoption of Working Capital Assessment, recorded under Document No. 2023-003385, in the Official Public Records of Caldwell County, Texas.
4. Hansford – Notice of Exemption of Assessments, recorded under Document No. 2023-003384, in the Official Public Records of Caldwell County, Texas.
5. Hansford – Architectural Application and Approval, recorded under Document No. 2023-003387, in the Official Public Records of Caldwell County, Texas.
6. Hansford – Notice of Plat Recordation (Phase 1), recorded under Document No. 2023-003588, in the Official Public Records of Caldwell County, Texas.
7. Hansford – Notice of Plat Recordation (Phase 2), recorded under Document No. 2023-008246, in the Official Public Records of Caldwell County, Texas.
8. Hansford – First Supplement to Community Manual, recorded under Document No. 2023-007189, in the Official Public Records of Caldwell County, Texas, as same may be amended and supplemented from time to time.
9. Hansford – Second Supplement to Community Manual, recorded under Document No. 2026-000134, in the Official Public Records of Caldwell County, Texas, as same may be amended and supplemented from time to time.

FILED AND RECORDED

Instrument Number: 2026-001544 Management Certificate

Filing and Recording Date: 02/27/2026 12:58:31 PM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.



Caldwell County
Teresa Rodriguez, County Clerk
1703 S. Colorado St.
Box 1
Lockhart, TX 78644
512-398-1804

Receipt: 26-1302

Product	Name	Extended
MngmntCert	Management Certificate	\$33.00
	Pages	4
	Document #	2026-001544
	Document Info:	WINSTEAD
	No Heading	false
	Missing Address	false
Recording Fee - \$5 1st page, \$4 add pages		\$13.00
Records Management		\$10.00
Archival		\$10.00
Total		\$33.00
Tender (CHECK)		\$33.00
Name	Winstead	
Check Number	5729	
Name	Winstead	

Thank You for Your Business