



TREC # 187286

MANAGEMENT CERTIFICATE  
OF  
JUNIPER SPRINGS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Juniper Springs Residential Community, Inc. (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: Juniper Springs.
2. The name of the Association: Juniper Springs Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property located in Caldwell County, Texas as described on Exhibit "A" to that certain Juniper Springs Master Covenant [Residential], recorded under Document No. 2025-008782, Official Public Records of Caldwell County, Texas (the "**Covenant**").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Juniper Springs Residential Community, Inc., c/o KiTH Management Services, PO Box 700443, San Antonio, TX 78270, Attn.: Denise Gehrmann-Jimenez.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: KiTH Management Services  
Attn: Denise Gehrmann-Jimenez  
Mailing Address: PO Box 700443, San Antonio, TX 78270  
Telephone Number: 210-585-2386  
Email Address: [info@kithmanagement.com](mailto:info@kithmanagement.com)

7. Website to access the Association's dedicatory instruments:  
<https://www.kithmanagement.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 - \$ 800.00

Transfer Fee - \$285.00

Resale Certificate Fee - \$175.00

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.

JUNIPER SPRINGS RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

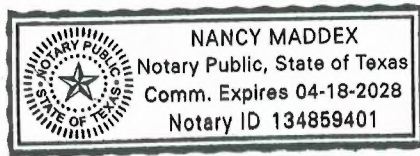
Title: \_\_\_\_\_

*Nick McIntyre*  
NICK MCINTYRE  
SVP LAND

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me this 25<sup>th</sup> day of November, 2025, by Nick McIntyre, SVP Land of Juniper Springs Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[SEAL]

*Nancy Maddek*  
\_\_\_\_\_  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

KRISTI E. STOTTS, ESQ.  
WINSTEAD PC  
600 W. 5<sup>th</sup> STREET, SUITE 900  
AUSTIN, TEXAS 78701  
KSTOTTS@WINSTEAD.COM

**EXHIBIT "A"**

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Juniper Springs Master Covenant [Residential], recorded as Document No. 2025-008782, Official Public Records of Caldwell County, Texas.
2. Juniper Springs Development Area Declaration [Residential], recorded as Document No. 2025-008930, Official Public Records of Caldwell County, Texas.
3. Juniper Springs Adoption of Working Capital Assessment, recorded as Document No. 2025-008931, Official Public Records of Caldwell County, Texas.
4. Juniper Springs Community Manual, recorded as Document No. 2025-008932, Official Public Records of Caldwell County, Texas.
5. Juniper Springs Notice of Applicability [Residential] [Phase 9 & 10], recorded as Document No. 2025-008972, Official Public Records of Caldwell County, Texas.

EXHIBIT "A"

JUNIPER SPRINGS RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE

## FILED AND RECORDED

**Instrument Number: 2025-009158 Management Certificate**

Filing and Recording Date: 12/18/2025 02:01:32 PM Pages: 5 Recording Fee: \$37.00

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.**