

**MANAGEMENT CERTIFICATE
OF
SONOMA OAKS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Sonoma Oaks 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: Sonoma Oaks.
2. The name of the Association: Sonoma Oaks Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Gillespie County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Sonoma Oaks, recorded in Document No. 202528520, Official Public Records of Gillespie 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: Sonoma Oaks Residential Community, Inc., c/o Hill Country Homeowners Association Management, 11844 Bandera Road #466, Helotes, Texas 78023, Attn: Melissa Gentry, Manager.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Sonoma Oaks Residential Community, Inc.
c/o Hill Country Homeowners Association
Management
Mailing Address: 11844 Bandera Road #466
Helotes, Texas 78023
Telephone Number: 800-998-6721
Email Address: contactus@hillcountryhomeowners.com
7. Website to access the Association's dedicatory instruments:
hillcountryhomeowners.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 - \$250

Transfer Fee - \$250

Resale Certificate Fee - \$375 First Request, \$75 Second Request

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

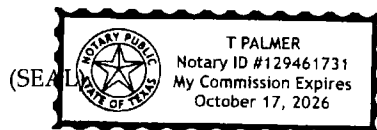
This Certificate is effective as of the 18th day of June, 2025.

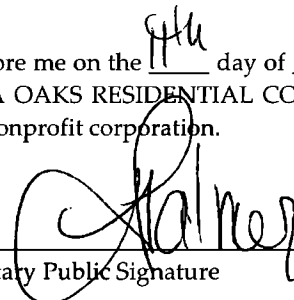
SONOMA OAKS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Printed Name: Mike Bohm
Title: President

STATE OF TEXAS §
 §
COUNTY OF Hays §

This instrument was acknowledged before me on the 18th day of June, 2025, by Mike Bohm, President of SONOMA OAKS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Sonoma Oaks, recorded in Document No. 202528520, Official Public Records of Gillespie County, Texas, as the same may be amended from time to time.
2. Sonoma Oaks Community Manual, recorded in Document No. 20252878, Official Public Records of Gillespie County, Texas, as same may be amended and supplemented from time to time.
3. Sonoma Oaks Adoption of Working Capital Assessment, recorded in Document No. 20252877, Official Public Records of Gillespie County, Texas.

ATTACHMENT 1

SONOMA OAKS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

Gillespie County
LINDSEY BROWN
Gillespie County
Clerk

Instrument Number: 20252915

MANAGER'S CERTIFICATE

Recorded On: June 18, 2025 12:57 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 20252915
Receipt Number: 20250618000005
Recorded Date/Time: June 18, 2025 12:57 PM
User: Josh C
Station: DELLGVKBHQ2

Record and Return To:

CSC Global



STATE OF TEXAS
COUNTY OF GILLESPIE

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Gillespie County, Texas.**

LINDSEY BROWN
Gillespie County Clerk
Gillespie County, TX

Lindsey Brown