

**MANAGEMENT CERTIFICATE
FOR
HAYS SUNSET OAKS HOMEOWNERS ASSOCIATION, INC.**

Pursuant to Texas Property Code Section 209.004, HAYS SUNSET OAKS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, hereby files its management certificate.

1. The name of the subdivision is: Sunset Oaks.
2. The name of the Association is: Hays Sunset Oaks Homeowners Association, Inc.
3. The recording data for the subdivision is:
 - 1) Final Subdivision Plat Establishing Sunset Oaks, Section One, Phase One, recorded on December 21, 2021 as Document No. 21069599 of the map or plat records of Hays County, Texas
 - 2) Final Subdivision Plat Establishing Sunset Oaks, Section One, Phase Two, recorded on November 8, 2022 as Document No. 22052007 of the map or plat records of Hays County, Texas
4. The recording data for the declaration is:
 - 1) Declaration of Covenants, Conditions and Restrictions for Hays Sunset Oaks recorded on December 8, 2021 as Document No. 21067198 of the Official Public Records of Hays County, Texas
 - 2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Hays Sunset Oaks recorded on March 29, 2022 as Document No. 22015347 of the Official Public Records of Hays County, Texas
5. The mailing address of the Association is: 13231 Champion Forest Dr., Ste. 112
Houston, Texas 77069
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is:

LEAD Association Management, Inc. (LEAD)
13231 Champion Forest Dr., Ste. 112
Houston, Texas 77069
Telephone (281) 857-6027
info@lead-inc.com
7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:
www.haysatsunsetoaks.org

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is:

Resale Certificate Fee - \$375.00
Updated Resale Certificate Fee: \$75.00
Transfer Fee - \$210.00
Refinance Fee - \$109.00

9. Other information the Association considers appropriate:

- 1) Certificate of Formation of Hays Sunset Oaks Homeowners Association, Inc. filed with the Texas Secretary of State to incorporate the Association on November 16, 2021 and recorded on December 8, 2021 as Document No. 21067205 of the Official Public Records of Hays County, Texas
- 2) Bylaws of Hays Sunset Oaks Homeowners Association, Inc. recorded on December 8, 2021 as Document No. 21067205 of the Official Public Records of Hays County, Texas
- 3) Each of the following policies was recorded on January 12, 2022 as Document No. 22001668 of the Official Public Records of Hays County, Texas:
 - i. Records Production and Copying Policy;
 - ii. Document Retention Policy;
 - iii. Payment Plan Policy;
 - iv. Guidelines for Display of Flags;
 - v. Guidelines for Solar Energy Devices; and
 - vi. Guidelines for Rainwater Recovery Systems.
- 4) Each of the following policies was recorded on January 12, 2022 as Document No. 22001668 of the Official Public Records of Hays County, Texas:
 - i. Guidelines for Display of Certain Religious Items;
 - ii. Guidelines for Swimming Pool Enclosures;
 - iii. Guidelines for Security Measures; and
 - iv. Guidelines for Association Contract Bids.

[SIGNATURE PAGE FOLLOWS]

EXECUTED AND EFFECTIVE this 10th day of April, 2023.

ASSOCIATION:

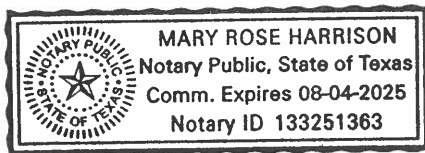
HAYS SUNSET OAKS HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

By: Janet Coronado
Name: Janet Coronado
Title: Operations Coordinator

STATE OF TEXAS §
 §
COUNTY OF Harris §

On this 10th day of April, 2023, before me, the undersigned notary public, personally appeared Janet Coronado Agent of HAYS SUNSET OAKS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.

Mary Harrison
Notary Public, in and for the State of Texas



AFTER RECORDING, RETURN TO:

Barton Benson Jones PLLC
Attn: Adrian R. Coronado
745 E. Mulberry Ave., Suite 550
San Antonio, Texas 78212