PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
MENGER SPRINGS HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
§
COUNTIES OF KENDALL §

The undersigned, being the Managing Agent of Menger Springs Homeowners Association, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Menger Springs Homeowners Association:

1. Name of Subdivision: Menger Springs.

2. Name of Association: Menger Springs Homeowners Association

3. Recording Data for the Subdivision:

   a) Menger Springs, a subdivision located in Kendall County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Menger Springs Homeowners Association which sections were originally encumbered by dedicatory instruments filed of record in Kendall County, Texas as follows:
      a. Recording Date: 05/02/2003; Filed Document: Plat Unit 1; Recording Information: 172209
      b. Recording Date: 01/05/2004; Filed Document: Amended Plat Unit 1; Recording Information: 108728
      c. Recording Date: 05/12/2004; Filed Document: Plat Unit 2; Recording Information: 184900
      d. Recording Date: 06/16/2006; Filed Document: Plat Unit G-1; Recording Information: 210278
      e. Recording Date: 02/09/2007; Filed Document: Plat Unit 3; Recording Information: 217947
      f. Recording Date: 09/17/2010; Filed Document: Plat Unit 4A; Recording Information: 00251884
      g. Recording Date: 04/23/2015; Filed Document: Plat Unit 4B; Recording Information: 00292131
      h. Recording Date: 10/20/2016; Filed Document: Plat Unit G2; Recording Information: 00306164
      i. Recording Date: 02/13/2017; Filed Document: Plat Unit 3A; Recording Information: 00309201

4. Recording Data for the Declaration:

   a) Menger Springs, a subdivision located in Kendall County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Menger Springs Homeowners Association which sections were originally encumbered by dedicatory instruments filed of record in Kendall County, Texas as follows:
      a. Recording Date: 05/03/2003; Filed Document: Business Center Declaration of Protective Covenants; Recording Information: 00172195
      b. Recording Date: 06/09/2004; Filed Document: DCCR Unit 2; Recording Information: 00185784
      c. Recording Date: 02/27/2007; Filed Document: Certificate of Annexation and Supplemental DCCR for Unit 3; Recording Information: 00218483
      d. Recording Date: 09/27/2007; Filed Document: Certificate of Annexation and Supplemental DCCR for Unit G-1; Recording Information: 00225560
      e. Recording Date: 12/01/2010; Filed Document: Certificate of Annexation and Supplemental DCCR Unit 4A; Recording Information: 00253567
      f. Recording Date: 06/03/2011; Filed Document: Business Center Amended and Restated Declaration of Protective Covenants; Recording Information: 00257821
      g. Recording Date: 04/24/2015; Filed Document: Certificate of Annexation and Supplemental DCCER Unit 4B; Recording Information: 00292138
      h. Recording Date: 05/04/2015; Filed Document: Amended and Restated Certificate of Annexation and Supplemental DCCER Unit 4B; Recording Information: 00292431
      i. Recording Date: 05/06/2015; Filed Document: Second Amended and Restated Certificate of Annexation and Supplemental DCCER Unit 4B; Recording Information: 00292493
      j. Recording Date: 10/21/2016; Filed Document: Certificate of Annexation and Supplemental DCCER Unit G2; Recording Information: 00306164
      k. Recording Date: 02/15/2017; Filed Document: Certificate of Annexation and Supplemental DCCER Unit 3A; Recording Information: 00309329

5. Name and Mailing Address of the Association is: Menger Springs Homeowners Association c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Menger Springs Homeowners Association c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.

7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via https://www.fsresidential.com/texas/resale-and-lender-documents. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.

9. The Association's website may be found at: https://mengerspringshoa.connectresident.com/

10. Fees charged by the Association upon the sale or transfer of Property:
    a. Resale Certificate: $375.00 or more not to exceed the maximum allowable rate.
    b. Rush Fee for Resale Certificate:
        i. 1-2 days: $125.00.
        ii. 3-5 days: $75.00.
    c. Updated Certificate: after 30 days of issuance of the original $75.00.
    d. Homeowner Setup/ Unit Transfer Fee: $340.00.
    e. Statement of Account/Fee Sheet Processing: $75.00
    f. Refinance Fee: $150.00.
    g. Rush Fee for Refinance:
        i. 1-2 days: $125.00.
        ii. 3-5 days: $75.00.
    h. Working Capital Fee: $500.00.

Executed on this the 14 day of March 2024.

MENGER SPRINGS HOMEOWNERS ASSOCIATION

By: _____
Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC

THE STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this the 14 day of March 2024 personally appeared Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC, and Managing Agent of Menger Springs Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

JO LYNN HALL
Notary ID #130885194
My Commission Expires
November 17, 2024

_____
Notary Public in and for the State of Texas

E-RECORDED BY:

SEARS BENNETT & GERDES, LLP
6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

Kendall County
Denise Maxwell
Kendall County
Clerk

Instrument Number: 388017

eRecording - Real Property

MISCELLANEOUS

Recorded On: April 05, 2024 09:21 AM

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:	388017
Receipt Number:	20240405000009
Recorded Date/Time:	April 05, 2024 09:21 AM
User:	Grace O
Station:	cclerk07

Record and Return To:

Corporation Service Company

STATE OF TEXAS
COUNTY OF

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 Kendall County, Texas.**

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell