



HOMEOWNERS/PROPERTY OWNERS ASSOCIATION PROFILE SHEET

DATE UPDATED 10/29/2026

Are there multiple Associations concerning the same Condo/Subdivision? ☐ Yes ☒ No
(If yes attach a separate form for each HOA/POA)

Recorded name of HOA/POA: Esperanza

Type of HOA/POA: ☐ Condominium ☒ Subdivision ☐ Other _____
☐ Includes Planned Unit Development Ownership

Mandatory Deposits of any kind due at closing? ☐ Yes \$ _____ ☐ No

If yes, please provide a description of the mandatory deposits:

Is Condominium/Subdivision located in Municipal Utility District? ☒ Yes ☐ No

If yes, list name of MUD: KCWCID#2A

If this is a condominium community, is it: ☐ Original Development ☐ Apartment conversion ☐ Other

Is Condominium: ☐ VA Approved ☐ FHA Approved

If Condominium - Is a "Right of First Refusal" required by the association? ☐ Yes ☐ No

Association Fee \$ 280 Payable: ☐ Monthly ☒ Quarterly ☐ Yearly

Transfer Fee \$ 340

Resale Certificate Neighborhood Docs Fee \$ 375

Payable by: ☒ Buyer ☐ Seller

Are there any fees/assessments/special assessments of any kind? ☒ Yes ☐ No

If yes, what are they? Community Enhancement Fee of \$500

Name of HOA/POA Management Co.: Goodwin & Company

Physical Address: 601 Esperanza Blvd, Boerne, TX 78006 Website: https://esperanzahoa.com/

Contact Person: Nicole Tufts Phone: 830-336-4575 Email: esperanzamanager@goodwintx.com

Amenities/Services provided by the HOA/POA

Check all that apply:

☒ Swimming Pool	☒ Basketball Court	☐ Party/Meeting Rm.	☐ Fire Protection	☒ Other: <u>Dog Park</u>
☒ Hot Tub	☐ Baseball Court	☐ Gas	☐ Pest Control	_____
☐ Sauna	☒ Volleyball Court	☐ Electricity	☐ Garbage Pickup	_____
☒ Club House	☐ Soccer Field	☐ Water	☒ Electronic Gate	_____
☒ BBQ/Picnic Area	☒ Jogging Trail	☐ Grounds Maint.	☐ Guarded Gate	_____
☒ Playground	☒ Park	☐ Street Maint.	☐ Guard/Patrol	_____
☒ Tennis Court	☒ Exercise Rm.	☐ Ext. Home Maint.	☐ Security	_____

Information is deemed reliable but not guaranteed. Buyer should independently verify before relying there on.

AMENDED MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association and that the following information amends the previously recorded Management Certificate:

1. **Name of the Subdivision:** Esperanza

2. **Name of the Association:** Esperanza Community Association, Inc.

3. **Recording data for the Subdivision:**

See Exhibit "A"

4. **Recording data for the Declaration and Declaration amendments:**

See Exhibit "A"

5. **Name and mailing address of the Association:** Esperanza Community Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwin-co.com

7. **Website address where all dedicatory instruments can be found:**

<https://sesp.sites.townsq.io/0> or www.goodwin-co.com , use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Working Capital Contribution - Builder to Homeowner Sales Only: \$1000

Community Enhancement Fee - All Sales: \$500

Resale Certificate: \$375

Resale Certificate Update: \$75

Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

2 business days: \$310 / 3 business days: \$260 / 5 business days: \$160 / 7 business days: \$110

Compliance Inspection Fee (optional): \$175

Refinance Fee: \$120

Statement of Account: \$195

Transfer Fee: \$340

Resale Certificate w/Statement of Account: \$495

Resale Certificate w/SOA and Inspection: \$670

Refinance Statement of Account: \$195

New Home SOA: \$195

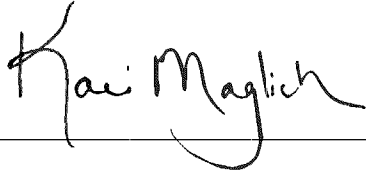
New Home SOA 2: \$295

Standard Lender Questionnaire: \$275

Standard Lender Questionnaire Bundle: \$325

Premium Lender Questionnaire Bundle: \$375

This management certificate is filed of record in Kendall County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By Kaci Maglich, Managing Agent for Esperanza Community Association, Inc., Duly Authorized Agent
Signed: August 24, 2026

AFTER RECORDING RETURN TO:

**Goodwin & Company
PO Box 203310
Austin, TX 78720-3310**

STATE OF TEXAS §
 §
COUNTY OF KENDALL §

This instrument was signed before me on 08/24/26, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

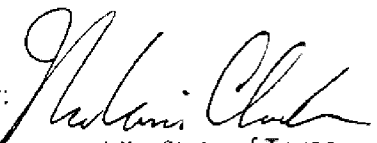
By:  _____
Notary Public, State of Texas



EXHIBIT "A"

Item #	<u>Title of Document</u>	<u>Subdivision Name</u>	<u>Document No.</u>	<u>County</u>	<u>Recording Date</u>	<u>Vol/Page/ # of Pages</u>
1	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 1 AND PHASE 1B AMENDED AND RESTATED AUGUST 2019	ESPERANZA, PHASE 1 AND PHASE 1B	00333439	KENDALL	8/7/2019	1707/148
2	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE ESPERANZA 1.787 ACRE TRACT AMENDED AND RESTATED AUGUST 2019	1.787 Acre Tract	00334009	KENDALL	8/27/2019	1710/863
3	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2C APRIL 2020	ESPERANZA, PHASE 2C	00341682	KENDALL	5/11/2020	1759/741
4	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 1C APRIL 2020	ESPERANZA, PHASE 1C	00341689	KENDALL	5/11/2020	1759/893
5	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPERANZA, PHASE 2A, PHASE 2B, PHASE 2D AND PHASE 2E AMENDED AND RESTATED SEPTEMBER 2020	ESPERANZA, PHASE 2A, PHASE 2B, PHASE 2D AND PHASE 2E	00346496	KENDALL	9/18/2020	1793/380
6	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF BRAVADA (A PART OF ESPERANZA PHASE 2F) AMENDED AND RESTATED MARCH 2022	ESPERANZA PHASE 2F	2022-367926	KENDALL	03/14/2022	117
7	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR REGENCY AT ESPERANZA - CONDESSA (A PART OF ESPERANZA PHASE 2F) APRIL 2022	ESPERANZA PHASE 2F	2022-369129	KENDALL	04/14/2022	116

8	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR REGENCY AT ESPERANZA - CONDESSA (A PART OF ESPERANZA PHASE 2G) SEPTEMBER 2023	ESPERANZA PHASE 2G	2023 - 383631	KENDALL	09/26/2023	116
9	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF QUINTANA (A PART OF ESPERANZA PHASE 2G) SEPTEMBER 2023	ESPERANZA PHASE 2G	2023 - 383637	KENDALL	09/26/2023	117
10	Amendment to Declaration Condessa 2G, Declaration Quintana, Declaration Condessa 2F, Declaration Bravada, Declaration El Prado, Declaration Soledad, Declaration Lomita, Declaration Hagee Tract and Declaration Bella Vista/Loma Linda/Ladera/Las Brisas/Encinal filed as Document No. 2024-386736 on February 14, 2024, in the Official Record of Kendall County, Texas.	ESPERANZA PHASES 1, 1B, 1C, 2A, 2B, 2C, 2D, 2E, 2F, 2G AND 1.787 ACRE TRACT.	2024 - 386736	KENDALL	2/14/2024	#386736
11	Esperanza Community Association, Inc. Resolution of Directors Regarding Assessments	ESPERANZA	2024 - 387011	KENDALL	2/27/2024	#387011
12	THE CLUB AT ESPERANZA AND ESPERANZA COMMON AREAS - FACILITY USER RULES AND GUIDELINES	ALL EXISTING PLATTED LOTS IN ESPERANZA	2024-388559	KENDALL	4/29/2024	21
13	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF GLORIETA (A PART OF ESPERANZA PHASE 3A) MAY 2024	ESPERANZA PHASE 3A	2024 - 389145	KENDALL	5/20/2024	105
14	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF ALTAMIRA (A PART OF ESPERANZA PHASE 3C) JULY 2024	ESPERANZA PHASE 3C	2024 - 390782	KENDALL	7/24/2024	103
15	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF LOS COLINAS (A	ESPERANZA PHASE 3D	2024 - 392758	KENDALL	10/7/2024	103

PART OF ESPERANZA PHASE
3D) OCTOBER 2024

16	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF CONDESSA (ESPERANZA PHASE 2H) OCTOBER 2024	ESPERANZA PHASE 2H	2024 - 393207	KENDALL	10/24/2024	103
17	AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF ALTAMIRA (A PART OF ESPERANZA PHASE 3C) JULY 2024	ESPERANZA PHASE 3C	2024 - 393872	KENDALL	11/15/2024	3
18	AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF GLORIETA (A PART OF ESPERANZA PHASE 3A) MAY 2024	ESPERANZA PHASE 3A	2025 - 395367	KENDALL	1/13/2025	3
19	SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF ALTAMIRA (A PART OF ESPERANZA PHASE 3C) JULY 2024	ESPERANZA PHASE 3C	2025 - 395368	KENDALL	1/13/2025	3
20	AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF LOS COLINAS (A PART OF ESPERANZA PHASE 3D) OCTOBER 2024	ESPERANZA PHASE 3D	2025 - 395369	KENDALL	1/13/2025	3
21	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF MARBELLA (ESPERANZA PHASE 3E) SEPTEMBER 2025	ESPERANZA PHASE 3E	2025-401886	KENDALL	9/8/2025	103
22	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGE OF ALTAMIRA (ESPERANZA PHASE 4A) JANUARY 2026	ESPERANZA PHASE 4A	2026-405440	KENDALL	1/23/2026	104

23	DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAGES OF EL VAQUERO, LAS COLINAS, QUINTANA (ESPERANZA PHASE 4B) AUGUST 2026	ESPERANZA PHASE 4B	2026-411280	KENDALL	1/23/2026	104
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**Kendall County
Denise Maxwell
Kendall County
Clerk**

Instrument Number: 411514

eRecording - Real Property

CERTIFICATE

Recorded On: August 26, 2026 04:07 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* 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.

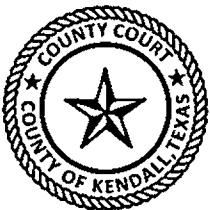
File Information:

Document Number: 411514
Receipt Number: 20260826000045
Recorded Date/Time: August 26, 2026 04:07 PM
User: Teresa R
Station: KC-4KN24D4

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**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