

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
SWR HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent of SWR Homeowners Association, Inc., a non-profit corporation ("Association") 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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Stillwater Ranch.
2. Name of Association: The name of the Association is SWR Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Stillwater Ranch, Unit One (1), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9573, Page 67 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Stillwater Ranch, Unit Two (2), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9573, Page 68 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Stillwater Ranch, Unit Three (3), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9575, Page 218 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Stillwater Ranch, Unit Four (4), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9574, Page 129 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Stillwater Ranch, Unit Five (5), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9580, Pages 31-4 and 35-1 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - f. Stillwater Ranch, Unit Six (6), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9573, Page 69

of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

- g. Stillwater Ranch, Unit Seven (7), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9643, Page 15 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Stillwater Ranch, Unit 8A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9618, Page 183 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Stillwater Ranch, Unit 8B, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9662, Pages 171-172 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Stillwater Ranch, Unit Nine (9), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9643, Page 8 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Stillwater Ranch, Unit Ten (10), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9643, Page 18 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Stillwater Ranch, Unit Eleven (11), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9593, Pages 8-11 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Stillwater Ranch, Unit Twelve (12), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9677, Pages 209-215 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Stillwater Ranch, Unit 13A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9658, Pages 126-127 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Stillwater Ranch, Unit 14A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9694, Pages 223-224 and Volume 9695, Page 1 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

- p. Stillwater Ranch, Unit 15, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9593, Pages 187-188 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Stillwater Ranch, Unit Sixteen (16) and Stillwater Ranch, Unit Nineteen (19), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9681, Pages 81-90 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Stillwater Ranch, Unit 17A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9661, Pages 190-192 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Stillwater Ranch, Unit Eighteen (18), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9680, Pages 123-125 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Stillwater Ranch, Unit Nineteen (19), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9681, Pages 81-90 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Stillwater Ranch, Unit Twenty (20), a subdivision in Bexar County, Texas according to the map or plat thereof recorded under Documents Nos. 20160049800, 20160049801 and 20160049802 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Stillwater Ranch, Unit Twenty-One (21), a subdivision in Bexar County, Texas according to the map or plat thereof recorded under Document Nos. 20160049797 and 20160049798 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- w. Stillwater Ranch, Unit Twenty-Two (22), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9709, Pages 148-153 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- x. Stillwater Ranch, Unit Twenty-Three (23), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9718, Pages 182-186 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Stillwater Ranch, Unit 24A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20002, Pages

507-509 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

- z. Stillwater Ranch, Unit Twenty-Nine (29), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9719, Pages 4-6 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- aa. Stillwater Ranch, Unit Thirty (30), a subdivision in Bexar County, Texas according to the map or plat thereof recorded under Document No. 20200096129 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- bb. Stillwater Ranch, Unit Thirty-One (31), a subdivision in Bexar County, Texas according to the map or plat thereof recorded under Document No. 20200096132 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- cc. 48.577 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Declaration of Covenants, Conditions, and Restrictions for Stillwater Ranch [Annexation of 48.577 Acres - The Stillwater-Moos Tract]" recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk's File No. 20210333751 (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:

a. Documents:

- (1) Declaration of Covenants, Conditions, and Restrictions Stillwater Ranch.
- (2) Stillwater Ranch Amendment to Declaration of Covenants, Conditions and Restrictions.
- (3) Stillwater Ranch Second Amendment to Declaration of Covenants, Conditions and Restrictions.
- (4) Supplementary Declaration for Unit 5 Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (5) Supplementary Declaration for Units 7, 9 and 10, Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (6) Supplementary Declaration for Unit 8A Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (7) Supplementary Declaration for Unit 8B, Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (8) Supplementary Declaration for Unit 11 Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (9) Supplementary Declaration for Unit 12, Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (10) Supplementary Declaration for Unit 13A, Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.

- (11) Supplementary Declaration Unit 14A, Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (12) Supplementary Declaration for Unit 15 Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (13) Supplementary Declaration for Unit 16 and Unit 19, Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (14) Supplementary Declaration for Unit 18, Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (15) Supplementary Declaration for Unit 20, Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (16) Supplementary Declaration for Unit 21, Stillwater Ranch to its Declaration of Covenants, Conditions and Restrictions.
- (17) Supplemental Declaration of Covenants, Conditions and Restrictions for Stillwater Ranch [Unit 22].
- (18) Supplemental Declaration of Covenants, Conditions and Restrictions for Stillwater Ranch [Unit 23].
- (19) Supplemental Declaration of Covenants, Conditions and Restrictions for Stillwater Ranch [Unit 24A].
- (20) Supplemental Declaration of Covenants, Conditions and Restrictions for Stillwater Ranch [Unit 29].
- (21) Supplemental Declaration of Covenants, Conditions and Restrictions for Stillwater Ranch.
- (22) Supplemental Declaration of Covenants, Conditions and Restrictions for Stillwater Ranch [Annexation of 48.577 Acres – The Stillwater-Moos Tract].

b. Recording Information:

- (1) Bexar County Clerk's File No. 20060314287.
- (2) Bexar County Clerk's File No. 20120136865.
- (3) Bexar County Clerk's File No. 20150242982.
- (4) Bexar County Clerk's File No. 20070288658.
- (5) Bexar County Clerk's File No. 20120136866.
- (6) Bexar County Clerk's File No. 20120112737.
- (7) Bexar County Clerk's File No. 20130256800.
- (8) Bexar County Clerk's File No. 20080142568.
- (9) Bexar County Clerk's File No. 20140218151.
- (10) Bexar County Clerk's File No. 20130186888.
- (11) Bexar County Clerk's File No. 20160012290.
- (12) Bexar County Clerk's File No. 20110073426.
- (13) Bexar County Clerk's File No. 20150047339.
- (14) Bexar County Clerk's File No. 20150045416.
- (15) Bexar County Clerk's File No. 20160055335.
- (16) Bexar County Clerk's File No. 20160055336.
- (17) Bexar County Clerk's File No. 20170180045.
- (18) Bexar County Clerk's File No. 20170192984.
- (19) Bexar County Clerk's File No. 20210110457.
- (20) Bexar County Clerk's File No. 20180065851.
- (21) Bexar County Clerk's File No. 20200024364.

(22) Bexar County Clerk's File No. 20210333751.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is SWR Homeowners Association, Inc. c/o Capital Consultants Management Company (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

CCMC Conveyance Department
 7800 N. Dallas Parkway, Suite 450
 Plano, TX 75024
 972.246.3500
ccmctx@ccmcnet.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.stillwaterranchhoa.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
Capital Recovery Fee	The Capital Recovery Fee for is \$300.00. Some exemptions apply. For future years, the Capital Recovery Fee amount must be confirmed with the Association.
Resale Disclosure and Lien Estoppel Fee	\$ 150.00
Rush Fee	\$ 100.00

Executed on this 17th day of December, 2021.

SWR HOMEOWNERS ASSOCIATION, INC.

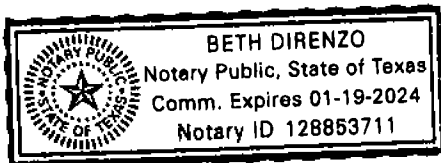
By: Capital Consultants Management Company,
 Managing Agent


 Andy Babbitt, President of the Central Div. (Texas)

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this 17th day of December, 2021 personally appeared Andy Babbitt, President of the Central Division (Texas) for Capital Consultants Management Company, Managing Agent for SWR Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Beth Dizenzo
Notary Public in and for the State of Texas

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220004091
Recorded Date: January 06, 2022
Recorded Time: 12:19 PM
Total Pages: 8
Total Fees: \$50.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/6/2022 12:19 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk