

## FILED AND RECORDED

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RESTRICTIONS, COVENANTS &  
CONDITION

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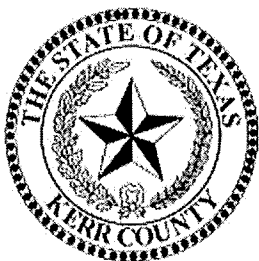
**Number of Pages:** 7

**GRANTOR** COMANCHE TRACE RANCH  
COMMUNITY ASSOCIATION INC

**GRANTEE** PUBLIC, THE

**Returned To:** JANICE SCHEFSKY  
3074 BANDERA HWY  
KERRVILLE, TEXAS 78028

I hereby certify that this instrument was FILED on the date and times stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Kerr County, Texas.



**Jackie Dowdy, Clerk**

Kerr County, Texas

By: CONNIE TILLEY DEPUTY CLERK

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

**DO NOT DESTROY - This document is part of the Official Public Record.**

THE STATE OF TEXAS       §  
  §  
COUNTY OF KERR         §

**AMENDED MANAGEMENT CERTIFICATE PURSUANT  
TO SECTION 209.004, TEXAS PROPERTY CODE**

COMANCHE TRACE RANCH COMMUNITY ASSOCIATION, INC., a Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is:       Comanche Trace
2. The name of the association is:       Comanche Trace Ranch Community Association, Inc.
3. The recording data for the subdivision is:
  - (a) Plat for Phase 1 Section 5 recorded in instrument number 6816-00 of the Public Land Records, Kerr County, Texas; and
  - (b) Plat for Phase 1 Section 6 recorded in instrument number 7447B-00 of the Public Land Records, Kerr County, Texas; and
  - (c) Plat for Phase 1 Section 3 recorded in instrument number 8555-00 of the Public Land Records, Kerr County, Texas; and
  - (d) Plat for Phase 1 Section 2 recorded in instrument number 8558-00 of the Public Land Records, Kerr County, Texas; and
  - (e) Plat for Phase 1 Section 7 recorded in instrument number 8735-00 of the Public Land Records, Kerr County, Texas; and
  - (f) Plat for Phase 1 Section 4 recorded in instrument number 9302-00 of the Public Land Records, Kerr County, Texas; and
  - (g) Plat for Phase 1 Section 8 recorded in instrument number 9305-00 of the Public Land Records, Kerr County, Texas; and
  - (h) Plat for Phase 1 Section 1 recorded in instrument number 3168A-01 of the Public Land Records, Kerr County, Texas; and
  - (i) Plat for Phase 2 Section 2 recorded in instrument number 8088-01 of the Public Land Records, Kerr County, Texas; and
  - (j) Plat for Phase 2 Section 3 recorded in instrument number 8089-01 of the Public Land Records, Kerr County, Texas; and
  - (k) Plat for Phase 2 Section 1 recorded in instrument number 9087-01 of the Public Land Records, Kerr County, Texas; and
  - (l) Plat for Phase 1 Section 2b recorded in instrument number 4064-03 of the Public Land Records, Kerr County, Texas; and
  - (m) Plat for Phase 3 Section 1 recorded in instrument number 1711-04 of the Public Land Records, Kerr County, Texas; and
  - (n) Plat for Phase 2 Section 4 recorded in instrument number 3457-04 of the Public Land Records, Kerr County, Texas; and
  - (o) Plat for Phase 4 Section 1 recorded in instrument number 9369-04 of the Public Land Records, Kerr County, Texas; and

- (p) Plat for Phase 1 Section 1b recorded in instrument number 951-05 of the Public Land Records, Kerr County, Texas; and
- (q) Plat for Phase 9 recorded in instrument number 1846-06 of the Public Land Records, Kerr County, Texas; and
- (r) Plat for Phase 5 recorded in instrument number 1848-06 of the Public Land Records, Kerr County, Texas; and
- (s) Plat for Phase 8 recorded in instrument number 2294-06 of the Public Land Records, Kerr County, Texas; and
- (t) Plat for Phase 10 recorded in instrument number 7210-06 of the Public Land Records, Kerr County, Texas; and
- (u) Plat for Phase 11 recorded in instrument number 08-256 of the Public Land Records, Kerr County, Texas; and
- (v) Plat for Phase 6 recorded in instrument number 14-3178 of the Public Land Records, Kerr County, Texas; and
- (w) Plat for Phase 13 recorded in instrument number 18-03893 of the Public Land Records, Kerr County, Texas; and
- (x) Plat for Phase 15 recorded in instrument number 19-00814 of the Public Land Records, Kerr County, Texas; and
- (y) Plat for Phase 7 recorded in instrument number 21-01529 of the Public Land Records, Kerr County, Texas; and
- (z) Plat for Phase 16 recorded in instrument number 22-04067 of the Public Land Records, Kerr County, Texas; and
- (aa) Plat for Phase 18 recorded in instrument number 22-09460 of the Public Land Records, Kerr County, Texas; and
- (bb) Plat for Phase 12A recorded in instrument number 23-04027 of the Public Land Records, Kerr County, Texas

4. The recording data for the declaration is:

- (a) Declaration of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 6918-00 of the Public Land Records, Kerr County, Texas
- (b) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 6919-00 of the Public Land Records, Kerr County Texas
- (c) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 8918-00 of the Public Land Records, Kerr County Texas
- (d) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 8950-00 of the Public Land Records, Kerr County Texas
- (e) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 8951-00 of the Public Land Records, Kerr County Texas
- (f) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 9119-00 of the Public Land Records, Kerr County Texas

- (g) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 9523-00 of the Public Land Records, Kerr County Texas
- (h) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 563-01 of the Public Land Records, Kerr County Texas
- (i) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 1586-01 of the Public Land Records, Kerr County Texas
- (j) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 2909-01 of the Public Land Records, Kerr County Texas
- (k) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 3270-01 of the Public Land Records, Kerr County Texas
- (l) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 3729-01 of the Public Land Records, Kerr County Texas
- (m) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 9635-01 of the Public Land Records, Kerr County Texas
- (n) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 9636-01 of the Public Land Records, Kerr County Texas
- (o) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 9637-01 of the Public Land Records, Kerr County Texas
- (p) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 1808-02 of the Public Land Records, Kerr County Texas
- (q) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 3352-02 of the Public Land Records, Kerr County Texas
- (r) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 7799-03 of the Public Land Records, Kerr County Texas
- (s) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 12324-03 of the Public Land Records, Kerr County Texas
- (t) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 3577-04 of the Public Land Records, Kerr County Texas
- (u) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 10654-04 of the Public Land Records, Kerr County Texas

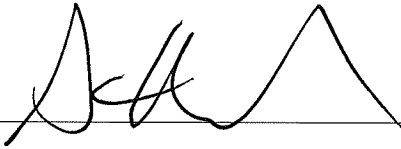
- (v) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 2305-05 of the Public Land Records, Kerr County Texas
- (w) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 4342-05 of the Public Land Records, Kerr County Texas
- (x) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 4343-05 of the Public Land Records, Kerr County Texas
- (y) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 4263-06 of the Public Land Records, Kerr County Texas
- (z) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 4948-06 of the Public Land Records, Kerr County Texas
- (aa) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 4949-06 of the Public Land Records, Kerr County Texas
- (bb) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 10200-06 of the Public Land Records, Kerr County Texas
- (cc) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 10201-06 of the Public Land Records, Kerr County Texas
- (dd) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 12151-06 of the Public Land Records, Kerr County Texas
- (ee) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 12492-06 of the Public Land Records, Kerr County Texas
- (ff) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 487-08 of the Public Land Records, Kerr County Texas
- (gg) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 14-03223 of the Public Land Records, Kerr County Texas
- (hh) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 18-04008 of the Public Land Records, Kerr County Texas
- (ii) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 19-00830 of the Public Land Records, Kerr County Texas
- (jj) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 21-01604 of the Public Land Records, Kerr County Texas

(kk) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 23-01184 of the Public Land Records, Kerr County, Texas

5. The name of the Association is Comanche Trace Ranch Community Association, Inc. and the mailing address of the association is 3074 Bandera Hwy, Kerrville, TX 78028
6. The contact information of the person managing the association is:  
Dennis Rollow  
3074 Bandera Hwy, Kerrville, TX 78028  
(830) 895-8500  
drollow@comanchetrace.com
7. The website address on which the Association's dedicatory instruments are available is:  
www.ctrca-hoa.org
8. Fees charged by the Association relating to a property transfer in the subdivision:
  - (a) A Working Capital fee of \$136.00 is paid to the Association by a buyer who is not a builder upon the initial purchase of a lot or a lot with a residence.
  - (b) A Community Enhancement Fund fee of \$250.00 is paid to the Association by a seller upon the resale of a lot.
  - (c) A Community Enhancement Fund fee of \$400.00 is paid to the Association by a seller upon the resale of a lot with a residence.
9. Other information the association considers appropriate is:
  - (a) Corporate Charter filed in the Office of the Secretary of State of Texas on November 21, 2000, Charter Number 01606255-01.
  - (b) Current By-Laws effective as of November 21, 2000, filed for registration on August 29, 2000 in instrument number 6918-00 of the Public Land Records, Kerr County Texas
  - (c) Amendment to current By-Laws effective July 2, 2002, filed for registration on July 9, 2002 in instrument number 5943-02 of the Public Land Records, Kerr County Texas
  - (d) Amendment to current By-Laws effective November 16, 2021, filed for registration on November 16, 2021 in instrument number 21-10253 of the Public Land Records, Kerr County Texas
  - (e) Initial Restrictions and Rules adopted by the Board of Directors, filed for registration on August 29, 2000 in instrument number 6918-00 of the Public Land Records, Kerr County Texas
  - (f) Amendment to current By-Laws effective December 15, 2022 filed for registration February 28, 2023 in instrument number 23-01183 of the Public Land Records, Kerr County, Texas

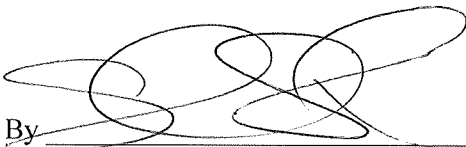
Signed this \_\_\_\_\_ day of July, 2023

Comanche Trace Ranch Community Association, Inc.

By   
Steven C. Held, President

THE STATE OF TEXAS     §  
  §  
COUNTY OF KERR       §

The above instrument was acknowledged before me by Steven C. Held, President of Comanche Trace Ranch Community Association, Inc. on this 20 day of July, 2023.

By   
Notary Public in and for the State of Texas

After filing return to:  
Janice Schefsky  
3074 Bandera Hwy  
Kerrville, TX 78028

