PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE SABINAS CREEK RANCH PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS § § COUNTIES OF KENDALL

The undersigned, being the Managing Agent of Sabinas Creek Ranch Property Owners 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 Sabinas Creek Ranch Property Owners Association:

- 1. Name of Subdivision: Sabinas Creek Ranch.
- 2. Name of Association: Sabinas Creek Ranch Property Owners Association.

3. Recording Data for the Subdivision:

- a) Sabinas Creek Subdivision, Phase 1, accordingly to the plat recorded in Volume 9, Page 170, Kendall County Plat Records.
- b) Sabinas Creek Subdivision, Phase 2, accordingly to the plat recorded in Volume 9, Page 239, Kendall County Plat Records.
- c) Amended plat recorded under Document No. 352858 and 353574 Kendall County Plat Records

4. Recording Data for the Declaration:

- a) Declaration of Covenants, Conditions and Restrictions for Sabinas Creek Ranch Phase 1, recorded Under Doc. No. 00327174, Official Public Records of Kendall County, Texas.
- b) Declaration of Covenants, Conditions and Restrictions for Sabinas Creek Ranch -Phase 2, recorded Under Doc. No. 00330792, Official Public Records of Kendall County, Texas.
- c) First Amendment to Declaration of Covenants, Conditions and Restrictions for Sabinas Creek Ranch - Phase 1, recorded Under Doc. No. 2022-375995, Official Public Records of Kendall County, Texas.
- 5. Name and Mailing Address of the Association is: Sabinas Creek Ranch Property Owners Association c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.

SDG: FSR-0001

- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Sabinas Creek Ranch Property Owners 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: mgmt certificate TX@fsresidential.com
- 9. The Association's website may be found at: https://sabinascreekranch.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.
 - 11. 3-5 days: \$75.00.
 - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
 - d. Transfer Fee: \$340.00.
 - e. Developer/Builder to Homeowner Closings Statement of Account (does not
 - f. include Governing Documents) not to exceed \$75.00.
 - g. Refinance Fee: \$150.00.
 - h. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.

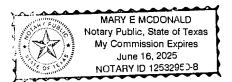
Executed on this the <u>3</u> day of October 2023.

SABINAS CREEK RANCH PROPERTY OWNERS ASSOCIATION

 $\mathbf{R}_{\mathbf{W}}$

Kristie Rose-Zapp, President of FirstService

Residential San Antonio, LLC



Notary Public in and for the State of Texas

E-RECORDED BY:

SEARS
BENNETT
& GERDES, LLP

6548 Greatwood Pkwy. Sugar Land, Texas 77479

Property Owners Association Management Certificate SDG: FSR-0001

Kendall County Denise Maxwell Kendall County Clerk

Instrument Number: 384796

eRecording - Real Property

NOTICE

Recorded On: November 14, 2023 09:27 AM Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: Record and Return To:

Document Number: 384796

Receipt Number: 20231114000009

Recorded Date/Time: November 14, 2023 09:27 AM

User: Grace O Station: cclerk07



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 Madwell

Corporation Service Company