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**MANAGEMENT CERTIFICATE  
FOR**



202406025568 08/23/2024 08:14:38 AM 1/2

**Gardens of Ranch Estates Property Owners Association, Inc.**

- 1. NAME OF SUBDIVISION: **GARDENS OF RANCH ESTATES**
- 2. NAME OF ASSOCIATION: **GARDENS OF RANCH ESTATES PROPERTY OWNERS ASSOCIATION, INC.**
- 3. LOCATION OF ASSOCIATION: **THE ENTRANCE OF THE COMMUNITY IS AT N RANCH ESTATES BLVD AND DIVINE WAY IN NEW BRAUNFELS, TEXAS 78130.**
- 4. SUBDIVISION RECORDING DATA: **PLAT – VOLUME 7, PAGE 94-95**
- 5. RECORDING DATA FOR ASSOCIATION:

**2006 DECLARATION – VOLUME NO. 2405, PAGE 0182  
2017 RESOLUTION RE: VIOLATION POLICY**

6. ASSOCIATION MANAGER CONTACT INFORMATION:

NAME: **WILDWOOD MANAGEMENT GROUP**

MAILING ADDRESS: **GARDENS OF RANCH ESTATES POA  
C/O WILDWOOD MANAGEMENT GROUP  
14800 SAN PEDRO AVENUE, SUITE 216  
SAN ANTONIO, TEXAS 78232**

PHONE NUMBER: **(210) 732-0000**

EMAIL ADDRESS: **LUANA@WILDWOOD-SA.COM**

7. ASSOCIATION WEBSITE: **WWW.WILDWOOD-SA.COM**

8. PROPERTY TRANSFER FEES:

Resale Certificates (Texas Property Code 207.003 Compliant): **\$375.00**

Transfer Fees: **\$300.00**

Additional products and documents available upon request from the association manager.

9. OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.

*Luana Johnson*

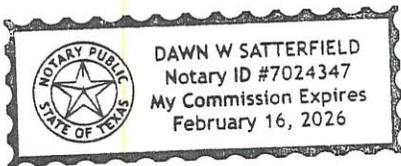
Luana Johnson, Director of Operations  
Wildwood Management Group, Managing Agent for the  
Gardens of Ranch Estates Property Owners Association

STATE OF TEXAS           §  
  §  
COUNTY OF COMAL       §

Before me, the undersigned authority, on this day personally appeared Luana Johnson, Director of Operations at Wildwood Management Group, Managing Agent for the Gardens of Ranch Estates Property Owners Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 22 day of August, 2024.

*Dawn W. Satterfield*  
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Notary Public, State of Texas



**AFTER RECORDING RETURN TO:**  
Wildwood Management Group  
14800 San Pedro Ave, Ste 216  
San Antonio, Texas 78232

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
08/23/2024 08:14:38 AM  
TRACY 2 Page(s)  
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*Bobbie Koepf*