

**MESQUITE RANCH RESIDENTIAL COMMUNITY, INC.**

**MANAGEMENT CERTIFICATE**

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Mesquite Ranch
2. The name of the Association: Mesquite Ranch Residential Community, Inc.
3. The recording data for the subdivision: See **Exhibit A**.
4. The recording data for the Declaration: See **Exhibit A**
5. The name and mailing address of the Association: See below.
6. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: The Neighborhood Company, LLC  
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132  
Phone Number: 830.264.2454  
Email Address: Info@NeighborhoodCo.com

6. Website for Dedicatory Instruments: NeighborhoodCo.com
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Working Capital Fee: Two Months of Regular Assessments [\$16.67]  
Resale Certificate: \$375.00  
Transfer Fee: \$400.00

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**MESQUITE RANCH RESIDENTIAL COMMUNITY,  
INC.**

a Texas nonprofit corporation

By: [Signature]  
Name: Kim Collier  
Title: Vice President

STATE OF TEXAS                   §  
   §  
COUNTY OF Comal           §

This instrument was acknowledged before me on the 18 day of January, 2023,  
by Kimberly Collier, the Vice President of  
MESQUITE RANCH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on  
behalf of said nonprofit corporation.

(SEAL)



Heidi Krasner  
Notary Public Signature

**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Recording Data for the Subdivision: Lots 1 through 25 of Mesquite Ranch, Unit 1, according to the map or plat thereof recorded as Document No. 202006047560 in the Official Public Records of Comal County, Texas	No. 202006047560
Declaration of Covenants, Conditions, and Restrictions for Mesquite Ranch, Comal County, Texas	No. 202106014919
First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Mesquite Ranch, Comal County, Texas	No. 202106016539
Mesquite Ranch Adoption of Working Capital Assessment	No. 202106015223
Mesquite Ranch Community Manual	No. 202106015224

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
01/18/2023 11:07:35 AM  
LOUISA 3 Pages(s)  
202306001826**



*Bobbie Koepp*