

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE***for***ANNABELLE RANCH HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for Annabelle Ranch Homeowners Association, Inc., a nonprofit corporation (the “Association”) organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1.     Name of the Subdivision:                     Annabelle Ranch, Planned Unit Development
2.     Name of Association:                         Annabelle Ranch Homeowners Association, Inc.
3.     Recording Data for the Subdivision:     Deed and Plat Records of Bexar County, Texas

<b>Subdivision Name / Unit Number</b>	<b>Volume</b>	<b>Page</b>
Replat and Subdivision Plat Establishing Annabelle Ranch Unit 1	20001	2087-2089
Amending Plat of Annabelle Ranch Unit 1	20001	2283-2285
Amending Plat Number 180434 Annabelle Ranch Unit 1		
Subdivision Plat Establishing Annabelle Ranch Unit 2	20002	1073-1075
Amending Plat of Annabelle Ranch Unit 2 Amendment Plat Number 20-11800258 Annabelle Ranch Unit 2	20002	1207-1209

4.     Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof:     Recorded in the Official Public Records of Bexar County, Texas

<b>Covenants, Conditions, Restrictions and Easements</b>	<b>Document Number</b>
Annabella Ranch Declaration of Covenants, Conditions, Easements and Restrictions	20200114912
Certificate of Annexation for Annabelle Ranch Unit 2	20210312997
<b>Bylaws</b>	<b>Document Number</b>
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Bylaws of Annabelle Ranch Homeowners Association, Inc.	20200129648
<b>Policies, Rules, Resolution, and Guidelines</b>	<b>Document Number</b>

Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Annabelle Ranch Homeowners Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, Association Contracts and Solicitation of Bids Policy, Records Production and Copying Policy, and Records Retention and Destruction Policy	20210360462
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5. Association Fees Related to Property Transfer:

Resale Certificate Fee \$200.00  
Transfer Fee Due at Time of Closing \$200.00  
Working Capital Assessment: \$500.00 (Due from Purchaser at time of Closing)

6. Mailing Address for the Association:

Annabelle Ranch Homeowners Association, Inc.  
P.O. Box 803555  
Dallas, Texas 75380

7. Association Management or Representative and Contact Information:

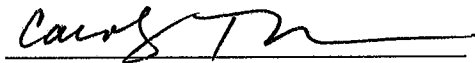
RcalManage  
c/o CT Corporation  
PO Box 803555  
Dallas, Texas 75380-3555  
866-473-2573 Phone  
866-919-5696 Fax  
annranch@CiraMail.com

8. Association Website:  
www.ciranct.com

Executed on this 18 day of January, 2022.

ANNABELLE RANCH HOMEOWNERS ASSOCIATION, INC.


By: REALMANAGE

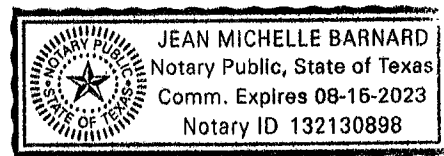
By:   
CAROLYN THACKER, Director of Community  
Community Association Management –  
San Antonio  
RcalManage, Managing Agent

STATE OF TEXAS                   §

COUNTY OF BEXAR               §

BEFORE ME, the undersigned notary public, on this 18 day of January, 2022, personally appeared CAROLYN THACKER, Director of Community Association Management - San Antonio of RealManage, the Managing Agent for ANNABELLE RANCH HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
\_\_\_\_\_  
Notary Public, State of Texas



AFTER RECORDING, RETURN TO:  
Michael B. Thurman  
THURMAN & PHILLIPS, P.C.  
4093 De Zavala Road  
Shavano Park, Texas 78249  
Phone: (210) 341-2020

**File Information**

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

**Document Number:** 20220023802  
**Recorded Date:** January 28, 2022  
**Recorded Time:** 3:38 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 1/28/2022 3:38 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk