

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
SKY RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Sky Ranch Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

**THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF SKY RANCH RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 202499024011, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.**

1. The name of the subdivision: Sky Ranch.
2. The name of the Association: Sky Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Guadalupe County, Texas, made subject to that certain Sky Ranch Master Covenant [Residential] recorded as Document No. 202499022347 in the Official Public Records of Guadalupe County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Sky Ranch Residential Community, Inc., c/o Property Management Professionals;
6. The name, mailing address, telephone number, and email address of the person managing the Association:

|                   |                                       |
|-------------------|---------------------------------------|
| Name:             | SKY RANCH RESIDENTIAL COMMUNITY, INC. |
| Mailing Address:  | c/o CCMC                              |
|                   | 7800 N. Dallas Parkway, Suite 450     |
|                   | Plano, Texas 75024                    |
| Attn:             | Andy Babbit                           |
| Telephone Number: | 469-246-3500                          |
| Email Address:    | ccmctx@ccmcnet.com                    |

7. Website to access the Association's dedicatory instruments: <https://ccmcnet.com/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,200.00

Returned Payment Fee - \$30.00 for each returned item

Lender Questionnaire Fee - \$200.00 per questionnaire for standard format  
\$300.00 per questionnaire for custom format

Resale Trustee/Lender Sale Fee - \$375.00 per transaction

Refinance/Lien Estoppel Fee - \$200.00 per transaction

Resale Disclosure/Lien Estoppel Fee - \$375 per package (\$50 per lot for Developer to Builder)

Account Setup Fee - \$100.00 collected at escrow from buyer

Resale Disclosure Update Fee - \$75.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**SKY RANCH RESIDENTIAL COMMUNITY, INC., a**  
Texas nonprofit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

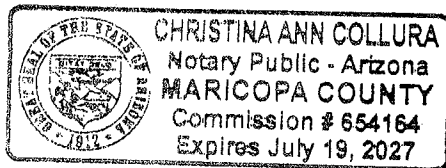
*[Signature]*  
Delores Ferguson  
President

THE STATE OF ARIZONA §  
§  
COUNTY OF MARICOPA §

This instrument was acknowledged before me on 20<sup>th</sup> day of MAY, 2025, by Delores Ferguson the President of Sky Ranch Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

*[Signature]*  
Notary Public Signature



**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
Email: [kstotts@winstead.com](mailto:kstotts@winstead.com)

ATTACHMENT 1

1. Sky Ranch Master Covenant [Residential] recorded under Document No. 202499022347, in the Official Public Records of Guadalupe County, Texas.
2. Sky Ranch Development Area Declaration [Residential] recorded under Document No. 202499022416, in the Official Public Records of Guadalupe County, Texas.
3. Sky Ranch Adoption of Working Capital Assessment [Residential] recorded under Document No. 202499024010, in the Official Public Records of Guadalupe County, Texas.
4. Sky Ranch Community Manual [Residential] recorded under Document No. 202499022419 in the Official Public Records of Guadalupe County, Texas.

202599012645

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
05/22/2025 02:18:27 PM PAGES: 4 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*