

**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 AND 202599012645, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND ANY OTHER MANAGEMENT CERTIFICATE FOR SKY RANCH RESIDENTIAL COMMUNITY, INC. RECORDED IN GUADALUPE AND COMAL COUNTIES, 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 and Comal Counties, Texas, made subject to that certain Sky Ranch Master Covenant [Residential], recorded under Document No. 202499022347 and 202599018200, Official Public Records of Guadalupe County, Texas, and under Document No. 202506022861, Official Public Records of Comal 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: *Nick Vela*

Name: Nick Vela

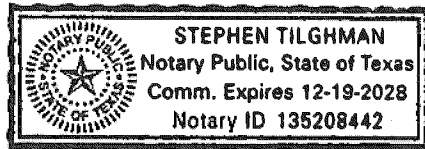
Title: Authorized Agent

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me on 4 day of November, 2025, by Nick Vela, the Authorized Agent 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

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

ATTACHMENT 1

1. Sky Ranch Master Covenant [Residential] recorded under Document No. 202499022347 and under Document No. 202599018200, in the Official Public Records of Guadalupe County, Texas, and recorded under Document No. 202506022861, in the Official Public Records of Comal County, Texas.
 - a. First Amendment to Sky Ranch Master Covenant [Residential] recorded under Document No. 2025999018270, in the Official Public Records of Guadalupe County, Texas, and recorded under Document No. 202506022937, in the Official Public Records of Comal County, Texas.
2. Sky Ranch Development Area Declaration [Residential] recorded under Document No. 202499022416, in the Official Public Records of Guadalupe County, Texas.
 - a. First Amendment to Sky Ranch Development Area Declaration [Residential] recorded under Document No. 202599002108, in the Official Public Records of Guadalupe County, Texas, and recorded under Document No. 202506022962, in the Official Public Records of Comal County, Texas.
 - b. Second Amendment to Sky Ranch Development Area Declaration [Residential] recorded under Document No. 202599018291, 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, and recorded under Document No. 202506031566, in the Official Public Records of Comal County, Texas..
4. Sky Ranch Community Manual [Residential] recorded under Document No. 202499022419 in the Official Public Records of Guadalupe County, Texas, and recorded under Document No. 202506031565 in the Official Public Records of Comal County, Texas.
 - a. Sky Ranch First Supplement to Community Manual recorded under Document No. 202599029964 in the Official Public Records of Guadalupe County, Texas, and recorded under Document No. 202506037783 in the Official Public Records of Comal County, Texas.
5. Sky Ranch Notice of Applicability [Residential][The Landing] recorded under Document No. 202599018292 in the Official Public Records of Guadalupe County, Texas, and recorded under Document No. 202506022989, in the Official Public Records Comal County, Texas.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/26/2025 10:24:11 AM
NANCY 4 Pages(s)
202506037799



Bobbie Koepp

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