

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

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, RENAN FIDALGO, Vice President, Operations of 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

Subdivision Name / Unit Number	Document Number	Volume	Page
Replat and Subdivision Plat Establishing Annabelle Ranch Unit 1	20200101481	20001	2087
	20200101482	20001	2088
	20200101483	20001	2089
Amending Plat of Annabelle Ranch Unit 1 Amending Plat Number 180434 Annabelle Ranch Unit 1	20200163800	20001	2283
	20200163801	20001	2284
	20200163802	20001	2285
Subdivision Plat Establishing Annabelle Ranch Unit 2	20210251986	20002	1073
	20210251987	20002	1074
	20210251988	20002	1075
Amending Plat of Annabelle Ranch Unit 2 Amending Plat Number 20-11800258 Annabelle Ranch Unit 2	20210303940	20002	1207
	20210303941	20002	1208
	20210303942	20002	1209
Subdivision Plat Establishing Annabelle Ranch Unit 3	20220202993	20002	2185
	20220202994	20002	2186

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

Covenants, Conditions, Restrictions and Easements	Document Number
Annabella Ranch Declaration of Covenants, Conditions, Easements and Restrictions	20200114912
Certificate of Annexation for Annabelle Ranch Unit 2	20210312997
Certificate of Annexation for Annabelle Ranch Unit 3	20220210313

Bylaws	Document Number
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Bylaws of Annabelle Ranch Homeowners Association, Inc.	20200129648
Policies, Rules, Resolution, and Guidelines	Document Number
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
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Annabelle Ranch Homeowners Association, Inc. Resolution Adopting Fine Policy	20240200866

5. Association Fees Related to Property Transfer:

Statement of Account with Resale/Disclosure Documents	\$375.00
CiraConnect Processing Charge	\$ 59.00
Conveyance Processing Fee (Due at Time of Closing)	\$325.00
Working Capital Assessment (Due from Purchaser at Time of Closing)	\$500.00

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:

RealManage
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.ciranet.com

Executed on this 22 day of January, 2025

ANNABELLE RANCH HOMEOWNERS ASSOCIATION, INC.

By: REALMANAGE

By:

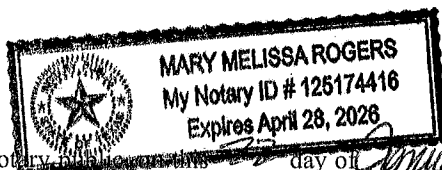
RENAN FIDALGO, Vice President,
Operations of RealManage, Managing Agent

STATE OF TEXAS

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COUNTY OF BEXAR

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BEFORE ME, the undersigned notary public, on this 22 day of January, 2025 personally appeared, RENAN FIDALGO, Vice President, Operations 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 he executed the same for the purpose and in the capacity therein expressed.

Mary Melissa Rogers
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**

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Recorded Date: February 03, 2025
Recorded Time: 1:58 PM
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**** 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:
2/3/2025 1:58 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk