

**HOMEOWNERS' ASSOCIATION MANAGEMENT CERTIFICATE for THE RANCH
SUBDIVISION, CONCAN, TEXAS,**

STATE OF TEXAS §

§

COUNTY OF UVALDE §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS, The Ranch Homeowners Association, a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Uvalde County, Texas,

1. The name of the subdivision: The Ranch Subdivision

2. The name of the association: The Ranch Homeowners' Association.

3. The recording data for the subdivision:

<u>Plat Name</u>	<u>Filing Date</u>	<u>Clerk File Number</u>
The Ranch Phase 1	10 Oct 2003	2003003690
The Ranch Phase 2	13 Sep 2004	2004003231

4. The recording data for the declarations and amendments:

<u>Document Name</u>	<u>Filing Date</u>	<u>Clerk File Number</u>
Declaration of Easements, Restrictive Covenants, Conditions and Deed Restrictions for The Ranch Subdivision	23 Oct 2003	2003003829
1 st Amendment to Declaration...	13 Jul 2006	2006002717
2 nd Amendment to Declaration...	13 Nov 2007	2007004280

5. The mailing address of the association:

The Ranch Homeowners' Association
PO Box 74
Concan TX 78838

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative:

Secretary, The Ranch Homeowners Association Board of Directors
PO Box 74
Concan TX 78838
email: theranchconcan@gmail.com
Phone number: 830-279-8840

7. **Website address:** None required due to number of lots being less than 60.

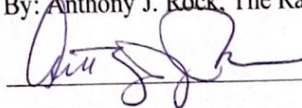
8. **Amount and description of fee charged by association relating a property transfer in the subdivision:** A property transfer fee of \$100 is collected at closing if property actually transfers.

9. **Other information the association considers appropriate:** New Owners are encouraged to provide contact information (names, mailing address, email address, phone numbers) to the Association in #6 above in order to receive communication from the Association including updates, alerts, and meeting announcements.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

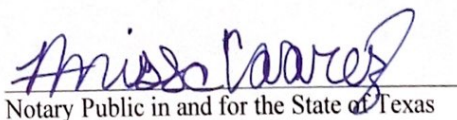
EXECUTED on this 8th day of August, 2022

The Ranch Subdivision Homeowners Association
By: Anthony J. Rock, The Ranch HOA President



STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 8 day of August, 2022 personally appeared Anthony J. Rock, The Ranch Subdivision HOA President, 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.


Notary Public in and for the State of Texas



FILED FOR RECORD
OFFICIAL PUBLIC RECORDS
Valerie Del Toro Romero, County Clerk
Uvalde County, Texas
2022015764
August 08, 2022 at 01:17 PM