

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
WEST RANCH COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS       §  
COUNTY OF GALVESTON   §

The undersigned, being the Community Manager for **West Ranch Community Association, Inc.** (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

**1.     Name of Subdivision(s) and Recording Data (Plat/Map Records):**

West Ranch Estates, Section 1: Galveston County Clerk's File No. 2006084434  
West Ranch Estates, Section 2: Galveston County Clerk's File No. 2010021933  
West Ranch West Lake, Section 1: Galveston County Clerk's File No. 2011004116  
West Ranch West Lake, Section 2: Galveston County Clerk's File No. 2012044019  
West Ranch West Lake, Section 3: Galveston County Clerk's File No. 2013072445  
Sierra at West Ranch, Section 1: Galveston County Clerk's File No. 2014009937  
Sierra at West Ranch, Section 2: Galveston County Clerk's File No. 2015077523  
Sierra at West Ranch, Section 3: Galveston County Clerk's File No. 2016018384  
Stonecreek at West Ranch, Section 1: Galveston County Clerk's File No. 2006084424  
Stonecreek at West Ranch, Section 2: Galveston County Clerk's File No. 2008019920 &  
2010031426  
Austin Chase at West Ranch, Section 1: Galveston County Clerk's File No. 2015026521  
Austin Chase at West Ranch, Section 2: Galveston County Clerk's File No. 2016008227  
Arbor Gate at West Ranch, Section 1: Galveston County Clerk's File No. 2017004096  
Arbor Gate at West Ranch, Section 2: Galveston County Clerk's File No. 2017050113  
Arbor Gate at West Ranch, Section 3: Galveston County Clerk's File No. 2016051524  
Arbor Gate at West Ranch, Section 4: Galveston County Clerk's File No. 2015028014  
Arbor Gate at West Ranch, Section 5: Galveston County Clerk's File No. 2017057582  
Arbor Gate at West Ranch, Section 6: Galveston County Clerk's File No. 2018019662  
The Reserve at West Ranch, Section 1: Galveston County Clerk's File No. 2011004130  
West Ranch Lake Ridge, Section 1: Galveston County Clerk's File No. 2010056308  
West Ranch Lake Ridge Section 2: Galveston County Clerk's File No. 2012063503  
Creekside at West Ranch, Section 1: Galveston County Clerk's File No. 2007008816  
Creekside at West Ranch, Section 2: Galveston County Clerk's File No. 2008019919  
Creekside at West Ranch, Section 3: Galveston County Clerk's File No. 2010010348  
West Ranch Lakeside, Section 1: Galveston County Clerk's File No. 2011032404  
West Ranch Lakeside, Section 2: Galveston County Clerk's File No. 2014032373  
West Ranch Enclave at Lakeside: Galveston County Clerk's File No. 2012028245

**2.     Name of Association:**

The name of the Association is **West Ranch Community Association, Inc.**

3. **Recording Data for the Declaration(s):**

The recording data for the declaration is as follows:

Amended and Restated Declaration of Covenants, Conditions and Restrictions for West Ranch, recorded under Galveston County Clerk's File No. 2012007855.

Supplemental Declarations of Covenants, Conditions and Restrictions of Annexation (Galveston Co. Clerk File Nos.):

West Ranch Estates, Section 1: 2006084435

West Ranch Estates, Section 2: 2010021936

West Ranch West Lake, Section 1: 2011004121

West Ranch West Lake, Section 2: 2012045262

West Ranch West Lake, Section 3: 2013072448 and 2014016848

Sierra at West Ranch, Section 1: 2014009937 and 2014026847

Sierra at West Ranch, Section 2: 2015077528 and 5016008516

Sierra at West Ranch, Section 3: 2016018385

Stonecreek at West Ranch, Section 1: 2006084426; 2009020523 (1<sup>st</sup> Amendment); and 2010031424 (2<sup>nd</sup> Amendment)

Stonecreek at West Ranch, Section 2: 2008019922

Austin Chase at West Ranch, Section 1: 2015026523 and 2015030498

Austin Chase at West Ranch, Section 2: 2016008230

Arbor Gate at West Ranch, Section 1: 2017004102

Arbor Gate at West Ranch, Section 2: 2017050120

Arbor Gate at West Ranch, Section 3: 2016051534

Arbor Gate at West Ranch, Section 4: 2015028024, 2015030500 and 2015039570

Arbor Gate at West Ranch, Section 5: 2017057592

Arbor Gate at West Ranch, Section 6: 2018019663

The Reserve at West Ranch, Section 1: 2011004134

West Ranch at Lake Ridge, Section 1: 2010056310

West Ranch at Lake Ridge, Section 2: 2012063504

Creekside at West Ranch, Section 1: 2007010046

Creekside at West Ranch, Section 2: 2008019921

Creekside at West Ranch, Section 3: 2010010352

West Ranch Lakeside, Section 1: 2011032405

West Ranch Lakeside, Section 2: 2014032374 and 2014035754

Enclave at Lakeside: 2012028246

4. **Association Information:**

The contact information and website for the association is as follows:

West Ranch Community Association, Inc.

c/o RealManage, LLC

P.O. Box 803555

Dallas, Texas 75380-3555

Website: [www.realmanage.com](http://www.realmanage.com)

Phone Number: (866)473-2573

5. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

RealManage, LLC

c/o Nikkole Luna, Community Manager

P.O. Box 803555  
Dallas, Texas 75380-3555  
Phone Number: (281) 531-0002, ext. 1318  
Email: [WESRANCH@ciramail.com](mailto:WESRANCH@ciramail.com)

6. **Fees Related to Property Transfer::**

Working Capital Assessment: \$100.00  
Ownership Conveyance Processing Fee: \$325.00  
Statement of Account Fee: \$250.00  
Conveyance Document with Statement of Account: \$375.00  
Rush Fee: \$200.00  
Update: \$75.00

7. **Optional Information:**

None

Executed this the 18<sup>th</sup> day of October, 2021.

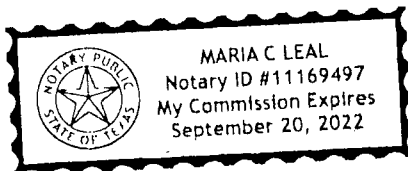
West Ranch Community Association, Inc.

By 

Nikkole Luna, Community Manager

THE STATE OF TEXAS           §  
   §  
COUNTY OF GALVESTON   §

This instrument was **acknowledged** before me on this the 18 day of October, 2021, by Nikkole Luna, Community Manager of **West Ranch Community Association, Inc.**, a Texas property owners association, on behalf of said association.





NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

## FILED AND RECORDED

Instrument Number: 2021076999

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 10/21/2021 3:30PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

---

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*