

PROPERTY OWNERS ASSOCIATION 1<sup>ST</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
RANCH LAKE UNIT 1 ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas                   §

County of Nueces           §

1.       Name of Subdivision: Ranch Lake

2.       Subdivision Location: Nueces

3.       Name of Homeowners Association: Ranch Lake Unit 1 Association, Inc.

4.       Recording Data for Association:

Plat Map is recorded in Vol. 67 Pages 610 & 611

Plat can be found under Doc No. 2012009285

5.       Recording Data for Declaration and any amendments:

Certificate Of Formation can be found under Doc No. 802955354

Bylaws can be found under Doc No. 2018011682

DCCR's can be found under Doc No. 2012010534

6.       Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Rules of Ranch Lake Unit 1 are filed under Document No. 2020031795

7.       Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management  
17319 San Pedro Ave, Suite 320  
San Antonio, TX 78232  
contact@JellyBirdHOA.com  
210-640-3911  
<https://jellybirdhoa.com/app/>

8.       Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:

- 1 business day = \$120.00 / 3 business days = \$95.00
- Add a Rush to an existing order = \$75.00 + Cost of a Rush
- Update for Resale Package:
  - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Cap fee = Two months' worth of the assessment amount

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 12<sup>th</sup> day of September, 2024.

Ranch Lake Unit 1 Association, Inc.

By:   
Shelby Welch (of JellyBird HOA Management), Managing Agent


State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 12

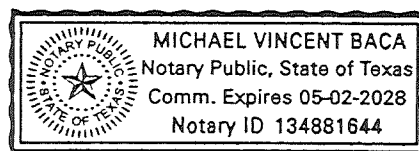
September, 2024 by Shelby Welch, representative of JellyBird HOA Management, the

Managing Agent of Ranch Lake Unit 1 Association, Inc. on behalf of said association.



Notary Public, State of Texas

**After Recording, Return To:**  
**JellyBird HOA Management**  
**Attn: Transitions**  
**17319 San Pedro, #320**  
**San Antonio, TX 78232**



**Nueces County  
Kara Sands  
Nueces County  
Clerk**

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**Instrument Number:** 2024031271

eRecording - Real Property

CERTIFICATE

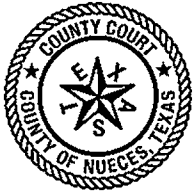
Recorded On: September 17, 2024 08:31 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$24.00



**STATE OF TEXAS  
NUECES COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.**

Kara Sands  
Nueces County Clerk  
Nueces County, TX

*Kara Sands*

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2024031271  
Receipt Number: 20240917000005  
Recorded Date/Time: September 17, 2024 08:31 AM  
User: Lisa C  
Station: CLERK08

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
Provo UT