

After recording return to:

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**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
NAVARRO RANCH COMMUNITY ASSOCIATION, INC.**

THIS DOCUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF NAVARRO RANCH COMMUNITY ASSOCIATION, INC., RECORDED AS DOCUMENT NOS. 202299017681 AND 202399003297, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

The undersigned, being an officer of Navarro Ranch Community Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Navarro Ranch.
2. The name of the Association: Navarro Ranch Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Approximately 324.27 acres of land located in Guadalupe County, Texas, as more particularly described on Exhibit "A" to the Navarro Ranch Master Covenant [Residential], recorded as Document No. 202199037189 in the Official Public Records of Guadalupe County, Texas (the "Covenant").
4. The recording data for the documents: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Navarro Ranch Community Association, Inc., c/o CCMC, 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024 Attention: Andy Babbitt.
6. The mailing address of the person managing the Association:

|                   |  |
|-------------------|--|
| Name:             | Capital Consultant Management Company (CCMC)               |
| Attn:             | Andy Babbitt   |
| Mailing Address:  | 7800 North Dallas Parkway, Suite 450<br>Plano, Texas 75024 |
| Telephone Number: | 469-246-3500   |
| Email Address:    | ccmctx@ccmcnet.com   |

1. Website to access the Association's dedicatory instruments: [www.navarroranchlife.com](http://www.navarroranchlife.com)

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2. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$250.00.

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 - \$375.00 per package.

Lien Estoppel Update Fee - \$75.00 per update.

Community Enhancement Fee – Amount equal to one fourth of one percent (0.25%) of the Transfer Price (as such term is defined in the Covenant)

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 12 day of September, 2023.

NAVARRO RANCH COMMUNITY ASSOCIATION,  
INC., a Texas nonprofit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

THE STATE OF TEXAS

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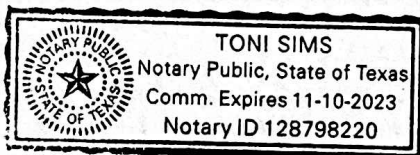
COUNTY OF Bexar

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This instrument was acknowledged before me on 12 day of September 2023, by Richard Mott, the Authorized agent of Navarro Ranch Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



\_\_\_\_\_  
Notary Public Signature

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NAVARRO RANCH COMMUNITY ASSOCIATION, INC.



## ATTACHMENT 1

### RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Navarro Ranch Master Covenant [Residential] recorded under Document No. 202199037189, in the Official Public Records of Guadalupe County, Texas.
2. Navarro Ranch Development Area Declaration [Residential] recorded under Document No. 202199039043, in the Official Public Records of Guadalupe County, Texas.
3. Navarro Ranch Community Enhancement Covenant [Residential] recorded under Document No. 202199039041, in the Official Public Records of Guadalupe County, Texas.
4. Navarro Ranch Design Guidelines, recorded under Document No. 202199039043, in the Official Public Records of Guadalupe County, Texas.
5. Navarro Ranch Community Manual, recorded under Document No. 202199039586, in the Official Public Records of Guadalupe County, Texas.
6. Navarro Ranch Adoption of Working Capital Assessment, recorded under Document No. 202199039042, in the Official Public Records of Guadalupe County, Texas.
7. Navarro Ranch Notice of Applicability [Unit 1A], recorded under Document No. 202199039109, in the Official Public Records of Guadalupe County, Texas.
8. First Supplement to the Community Manual, recorded under Document No. 202299017671, in the Official Public Records of Guadalupe County, Texas.
9. Navarro Ranch Notice of Addition of Land, recorded under Document No. 202299030573, in the Official Public Records of Guadalupe County, Texas.
10. Navarro Ranch Notice of Applicability [Unit 2A], recorded under Document No. 202299030574, in the Official Public Records of Guadalupe County, Texas.
11. Navarro Ranch Notice of Applicability [Unit 2B], recorded under Document No. 202299030575, in the Official Public Records of Guadalupe County, Texas.
12. Navarro Ranch Second Supplement to Community Manual, recorded under Document No. 202399003283, in the Official Public Records of Guadalupe County, Texas.
13. Navarro Ranch Notice of Applicability [Units 1B & 1C], recorded under Document No. 202399003286, in the Official Public Records of Guadalupe County, Texas.
14. Navarro Ranch Notice of Applicability [Unit 2C], recorded under Document No. 202399021572, in the Official Public Records of Guadalupe County, Texas.