

**MANAGEMENT CERTIFICATE**  
**LAKE OAKS RANCH PROPERTY OWNERS ASSOCIATION**

The undersigned, being an officer of Lake Oaks Ranch Property Owners Association (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: Lake Oaks Ranch.
2. The name of the Association: Lake Oaks Ranch Property Owners Association.
3. The recording data for the subdivision: See Exhibit A.
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: See Exhibit A.
5. The name and mailing address of the Association: Lake Oaks Ranch Property Owners Association c/o The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name, mailing address, telephone number, and email address of the manager of the Association:  
  
Name: The Neighborhood Company, LLC  
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132  
Phone Number: 830.264.2454  
Email Address: Info@NeighborhoodCo.com
7. Website for Dedicatory Instruments: [www.lakeoaksranchowners.com](http://www.lakeoaksranchowners.com)
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00.  
Transfer Fee: \$400.00.

identified below.

LAKE OAKS RANCH PROPERTY OWNERS  
ASSOCIATION, a Texas nonprofit corporation

By: 

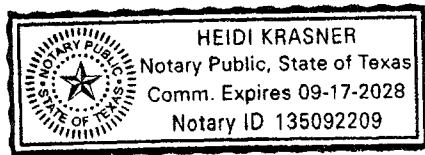
Name: LAURA FICCO

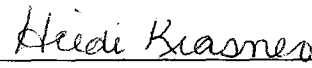
Title: PRESIDENT

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on the 1 day of April, 2025, by Laura Ficco, the Authorized agent of LAKE OAKS RANCH PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

AFTER RECORDING RETURN TO:  
WINSTEAD PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
avaldes@winstead.com

LAKE OAKS RANCH PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE

**EXHIBIT A**

**RECORDING DATA FOR THE SUBDIVISION**

1. Lake Oaks Ranch Plat, Cabinet 3, Page 70A (Doc. 200209932), Plat Records of Burnet County, Texas.
2. Lake Oaks Ranch Replat of Lots 22-27, and 29-31, Doc. 200500830, Plat Records of Burnet County, Texas

**GOVERNING DOCUMENTS**

1. Declaration of Covenants, Conditions, and Restrictions, for Lake Oaks Ranch, recorded on September 13, 2002, at Vol. 1090, P. 496, Official Public Records of Burnet County, Texas.
2. Bylaws of Lake Oaks Ranch Property Owners Association, recorded on July 23, 2003 as Doc. No. 200309023 in the Official Public Records of Burnet County, Texas.
3. Consent to Non-Exclusive Access Easements for Lake Oaks Ranch Property Owners Association, recorded on August 23, 2004 as Doc. No. 2004010153 in the Official Public Records of Burnet County, Texas.
4. Amendment to Restrictions for Subdivision [Lake Oaks Ranch], recorded on October 21, 2005, as Doc. No. 200513027, Official Public Records of Burnet County, Texas.
5. Easement Agreement for Lake Oaks Ranch Property Owners Association, recorded on December 12, 2020 as Doc. No. 202016485 in the Official Public Records of Burnet County, Texas.

**THE STATE OF TEXAS  
COUNTY OF BURNET**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Burnet County, Texas.

202503235 CERT  
04/01/2025 01:21:15 PM Total Fees: \$33.00

Vicinta Stafford, County Clerk  
Burnet County, Texas

