

TREC# 160005

**MANAGEMENT CERTIFICATE  
OF  
SPILLMAN RANCH COMMUNITY, INC.**

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

1. The name of the subdivision: Falconhead (Spillman Ranch)
2. The name of the Association: Spillman Ranch Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Williamson County, Texas, as more particularly described on Exhibit A to the Declaration (defined below).
4. The recording data for the Declaration: Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Spillman Ranch, recorded under Document No. 2021056483, Official Public Records of Williamson County, Texas.
5. The name and mailing address of the Association: Spillman Ranch Community, Inc., c/o KiTH Management Services, PO Box 700443, San Antonio, TX 78270.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name:	KiTH Management Services
Mailing Address:	PO Box 700443 San Antonio, Texas 78270 Attn: Managing Agent
Telephone Number::	210-585-2386
Email Address:	info@kithmanagement.com
7. Website to access the Association's dedicatory instruments: <https://falconheadhoa.com>
8. Amount and description of fees related to property transfer in the subdivision: The amount of the Working Capital Assessment is equal to \$400.00. The HOA transfer fee is \$175.00 and the Resale Certificate fee is \$250.00. The Association transfer fee & resale certificate fee covers all costs that the Association incurs when transferring ownership records from the seller to the buyer(s). These are costs associated with preparing and distributing documents, updating names in the Association's database, changing security codes and amenities passes, and other administrative expenses.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

**SPILLMAN RANCH COMMUNITY, INC.**, a Texas nonprofit corporation

By: 

Name: Denise Gehrmann-Jimenez

Title: Managing Agent

STATE OF TEXAS

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COUNTY OF BEXAR

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This instrument was acknowledged before me on the 15 day of May, 2022, by \_\_\_\_\_, the \_\_\_\_\_ of SPILLMAN RANCH COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

KiTH Management Services

PO Box 700443

San Antonio, Texas 78270

Email: [info@kithmanagement.com](mailto:info@kithmanagement.com)

[EXHIBIT "A" FOLLOWS]

# EXHIBIT "A"

## SUBDIVISION PLATS

Spillman Ranch Subdivision	Section	Original Plat	Amended Plats
<b>Residential</b>			
Phase 1	1	200200274	
Phase 1	2	200200281	
Phase 1	3	200300046	
Phase 1	4	200300090	
Phase 1	5	200200030	
Phase 1	6	200300295	
Phase 1	8	201700316 as it applies to that .9289 acre portion of Lot 1-A per deeds recorded under Document Nos. 2016172058 and 2016172727	
Phase 1	9	201100101	
Phase 1	10	201600250	
Phase 2	1	200300324	200400160
Phase 3 & 4		200400260	
<b>Commercial</b>			
Phase 1	7	200200207	200300212
Gateway to Falconhead Subdivision		201300220	

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E  
KiTH Management Services  
PO Box 700443  
San Antonio, TX 78270

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2022063067

PMC Fee: \$34.00  
05/23/2022 09:07 AM

DHUFFMAN



*Nancy E. Rister*  
Nancy E. Rister, County Clerk  
Williamson County, Texas