



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jul 25, 2025 02:47 PM Fee: \$45.00

**2025082149**

\*Electronically Recorded\*

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
OF  
THE SPILLMAN RANCH COMMUNITY, INC.**

The undersigned, being an officer of KiTH Management Services, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Spillman Ranch (Falconhead)
2. The name of the association: The Spillman Ranch Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision Plats is described in Exhibit A.
4. The recording data for the Declaration and any supplements or amendments to the Declaration is described in Exhibit A.
5. The name and mailing address of the association: The Spillman Ranch Community, Inc. c/o KiTH Management Services, P.O. Box 700443, San Antonio, Texas 78270
6. The name, mailing address, telephone number, email address of the person managing the association:

Name:	KiTH Management Services
Mailing Address:	P.O. Box 700443
	San Antonio, Texas 78270
Telephone Number:	281-585-2386
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 transfer fee is \$175.00 and the Resale Certificate fee is \$250.00. The Association transfer fee and 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.

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

This Certificate is effective as of the date it is recorded in the Official Public Records of Travis County, Texas.

**KITH MANAGEMENT SERVICES  
FOR THE SPILLMAN RANCH COMMUNITY, INC.**  
a Texas non-profit corporation

By: [Signature]  
Printed Name: Denise Gehrman-Jimenez  
Title: Authorized Agent

STATE OF TEXAS                   §  
   §  
COUNTY OF Travis           §

This instrument was acknowledged before me on the 22 day of July, 2025, by Denise Gehrman-Jimenez, an officer of KITH Management Services, for The Spillman Ranch Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[Signature]  
Notary Public Signature

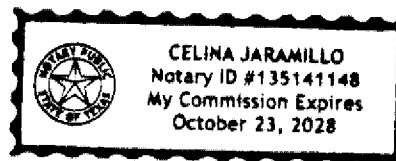


Exhibit A

1. Property: The Property to which the Notice applies is described
  - a) Spillman Ranch, Phase One, Section One, Plat recorded as Document No. 200200274, in the Deed and Plat Records of Travis County.
  - b) Spillman Ranch, Phase One, Section Two, Plat recorded as Document No. 200200281, in the Deed and Plat Records of Travis County.
  - c) Spillman Ranch, Phase One, Section Three, Plat recorded as Document No. 200300046, in the Deed and Plat Records of Travis County.
  - d) Spillman Ranch, Phase One, Section Four, Plat recorded as Document No. 200300090, in the Deed and Plat Records of Travis County.
  - e) Spillman Ranch, Phase One, Section Five, Plat recorded as Document No. 200200030, in the Deed and Plat Records of Travis County.
  - f) Spillman Ranch, Phase One, Section Six, Plat recorded as Document No. 200300295, in the Deed and Plat Records of Travis County.
  - g) Spillman Ranch, Phase One, Section Eight, Plat recorded as Document No. 201700316, in the Deed and Plat Records of Travis County. As it applies to that .9289 acre portion of Lot 1-A per deeds recorded under Document Nos. 201672058 and 2016172727.
  - h) Spillman Ranch, Phase One, Section Eight, Plat recorded as Document No. 200400160, in the Deed and Plat Records of Travis County.
  - i) Spillman Ranch, Phase One, Section Nine, Plat recorded as Document No. 201100101, in the Deed and Plat Records of Travis County.
  - j) Spillman Ranch, Phase One, Section Ten, Plat recorded as Document No. 201600250, in the Deed and Plat Records of Travis County.
  - k) Spillman Ranch, Phase Two, Section One, Plat recorded as Document No. 200300324, in the Deed and Plat Records of Travis County.
  - l) Spillman Ranch, Phase Three and Phase Four, Amended Plat recorded as Document No. 200400260, in the Deed and Plat Records of Travis County.
  - m) Spillman Ranch (Commercial), Phase 1, Section 7, Plat recorded as Document No. 200200207, in the Deed and Plat Records of Travis County.
  - n) Spillman Ranch, Phase One, Section Seven, Amended Plat recorded as Document

No. 200300212, in the Deed and Plat Records of Travis County.

- o) Gateway to Falconhead, Plat recorded as Document No. 201300220, in the Deed and Plat Records of Travis County.
2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents is described as follows:
- a) Master Declaration of Covenants, Condition, Restrictions and Easements for Spillman Ranch, recorded as Document No. 2002014283, in the Real Property Records of Travis County.
  - b) Development Area Declaration for Spillman Ranch, recorded as Document No. 2002025501, in the Real Property Records of Travis County.
  - c) Notice of Applicability of Master Declaration of Covenants, Condition, Restrictions and Easements for Spillman Ranch recorded as Document No. 2002025500, in the Real Property Records of Travis County.
  - d) Development Area Declaration for Spillman Ranch, Phase One, Section Two, recorded as Document No. 2002201587, in the Real Property Records of Travis County.
  - e) Notice of Applicability of Master Declaration of Covenants, Condition, Restrictions and Easements for Spillman Ranch, Phase One, Section Two, recorded as Document No. 2002201586 in the Real Property Records of Travis County.
  - f) Notice of Applicability of Master Declaration of Covenants, Condition, Restrictions and Easements for Spillman Ranch, Phase One, Section One (52 lots), recorded as Document No. 2002210340 in the Real Property Records of Travis County.
  - g) Development Area Declaration for Spillman Ranch, Phase One, Section One (52 lots) recorded as Document No. 2002210339, in the Real Property Records of Travis County.
  - h) Development Area Declaration for Spillman Ranch, Phase One, Section One (15 lots) recorded as Document No. 2002210438, in the Real Property Records of Travis County.
  - i) Notice of Applicability of Master Declaration of Covenants, Condition, Restrictions and Easements for Spillman Ranch, Phase One, Section One (15 lots) recorded as Document No. 2002210439 in the Real Property Records of Travis County.

- j) Notice of Applicability of Master Declaration of Covenants, Condition, Restrictions and Easements for Spillman Ranch (Retail Site) recorded as Document No. 2002234026 in the Real Property Records of Travis County
- k) Development Area Declaration for Spillman Ranch, (Retail Site) recorded as Document No. 2002234027, in the Real Property Records of Travis County.
- l) Development Area Declaration for Spillman Ranch, Phase One, Section Three recorded as Document No. 2003080887, in the Real Property Records of Travis County.
- m) Notice of Applicability of Master Declaration of Covenants, Condition, Restrictions and Easements for Spillman Ranch, Phase One, Section Three, recorded as Document No. 2003080886 in the Real Property Records of Travis County.
- n) Development Area Declaration for Spillman Ranch, Phase One, Section Four recorded as Document No. 20033213398, in the Real Property Records of Travis County.
- o) Notice of Applicability of Master Declaration of Covenants, Condition, Restrictions and Easements for Spillman Ranch, Phase One, Section Four, recorded as Document No. 2003213397 in the Real Property Records of Travis County.
- p) Development Area Declaration for Spillman Ranch, Phase Two, Section One recorded as Document No. 2004028446, in the Real Property Records of Travis County.
- q) Notice of Applicability of Master Declaration of Covenants, Condition, Restrictions and Easements for Spillman Ranch, Phase Two, Section One, recorded as Document No. 2004028445 in the Real Property Records of Travis County.
- r) Notice of Applicability of Master Declaration of Covenants, Condition, Restrictions and Easements for Spillman Ranch, Phase One, Section Six, recorded as Document No. 2004111005 in the Real Property Records of Travis County.
- s) Development Area Declaration for Spillman Ranch, Phase One Section Six recorded as Document No. 2004111006, in the Real Property Records of Travis County.
- t) Development Area Declaration for Spillman Ranch, Phase Three and Four, recorded as Document No. 2004228175, in the Real Property Records of Travis County.
- u) Development Area Declaration for Spillman (Retail and Office Parcel) recorded as Document No. 2009112222, in the Real Property Records of Travis County.

- v) The Grove at Falconhead Development Area Declaration recorded as Document No. 2011103350, in the Real Property Records of Travis County.
- w) The Grove at Falconhead Development Area Declaration recorded as Document No. 2011103351, in the Real Property Records of Travis County.
- x) Development Area Declaration for Spillman Ranch, Phase One Section Ten recorded as Document No. 2017020971, in the Real Property Records of Travis County.
- y) Assignment of Declarant Rights, Spillman Ranch, recorded as Document No. 2019159197 in the Real Property Records of Travis County.
- z) Amended and Restated Master Declaration of Covenants, Condition, Restrictions and Easements for Spillman Ranch recorded as Document No. 2021056483 in the Real Property Records of Travis County; (Collectively the "Declaration").