

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
SA WILLIS RANCH HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for SA Willis Ranch Homeowners Association, Inc., a nonprofit corporation (the “Association”) organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: SA Willis Ranch
2. Name of Association: SA Willis Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Volume	Page
Subdivision Plat of Willis Ranch Unit - 1 (Enclave)	9642	111-114
Subdivision Plat of Willis Ranch, Unit-2 (Enclave)	9675	182-185
Amending Plat of Willis Ranch, Unit-2 (Enclave)	9683	104
Subdivision Plat of Willis Ranch U-3A/4A/5A (Enclave)	9689	146-148
Subdivision Plat of Willis Ranch Unit-3B (Enclave)	9707	196-197
Subdivision Plat of Willis Ranch Unit-4B (Enclave)	20002	359-361

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Bexar County, Texas

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Willis Ranch Unit 1 Declaration of Covenants, Conditions, Easements and Restrictions	20120129554	15580	1152
First Amendment to Willis Ranch Unit 1 Declaration of Covenants, Conditions, Unit 1 Easements and Restrictions	20120202705	15745	2454
Second Amendment to Willis Ranch Unit 1 Declaration of Covenants, Conditions, Easements and Restrictions	20160113952	17916	481
Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch Unit 2 (Enclave)	20140187581	16937	1201
Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch Unit 3A/4A/5A	20150180523	17467	715

First Amendment to Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch Unit 3A/4A/5A	20160098555	17875	2155
Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch Unit 3B	20160220600	18190	1862
Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Lots 93 and 94, Block 2, Willis Ranch, Unit-3B	20170140553	18634	1220
Restrictive Covenant Agreement	20190212252		
Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch, Unit-4B	20210098563		
Articles and Bylaws	Document Number	Volume	Page
Certificate of Secretary of SA Willis Ranch Homeowners Association, Inc. (Bexar County), with attached: Exhibit A: Certificate of Formation of SA Willis Ranch Homeowners Association, Inc.; and Exhibit B: Bylaws of SA Willis Ranch Homeowners Association, Inc.	20120175317	15685	2437
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Exhibit A: First Amendment to the Bylaws of SA Willis Ranch Homeowners Association, Inc.	20200263551		
Policies, Rules, Resolutions, and Guidelines	Document Number	Volume	Page
SA Willis Ranch Homeowners Association, Inc.'s Document Retention, Access, Production and Copying Policy	20120170157	15673	669
Certificate of Secretary of SA Willis Ranch (Bexar County) with attached: Swimming Pool Rules and Guidelines and Notice of Waiver and Liability	20170025656	18349	1967
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: SA Willis Ranch Homeowners Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, and Association Contracts and Solicitation of Bids Policy	20210360523		

5. Association Fees Related to Property Transfer:

Resale Certificate Fee	\$200.00
Transfer Fee Due at Time of Closing	\$200.00
Working Capital Assessment:	\$500.00 (Due from Purchaser at time of Closing)

6. Mailing Address for the Association:

SA Willis Ranch Homeowners Association, Inc.
PO Box 803555
Dallas, Texas 75380-3555

7. Association Management or Representative and Contact Information:

RealManage
c/o CT Corporation
PO Box 803555
Dallas, Texas 75380-3555
866-473-2573 Phone
866-919-5696 Fax
sawillis@CiraMail.com

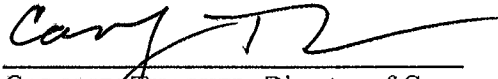
8. Association Website:
www.ciranet.com

Executed on this 18 day of January, 2022.

SA WILLIS RANCH HOMEOWNERS ASSOCIATION, INC.

By: REALMANAGE

By:

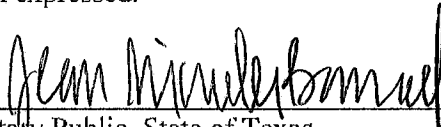

CAROLYN THACKER, Director of Community
Management – San Antonio
RealManage, Managing Agent

STATE OF TEXAS

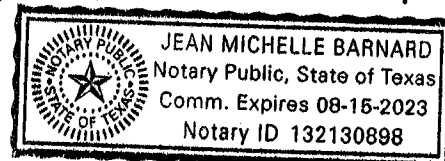
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COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this 18 day of January, 2022, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for SA WILLIS RANCH HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220023825
Recorded Date: January 28, 2022
Recorded Time: 3:46 PM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/28/2022 3:46 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk