

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE**  
*for*  
**GRAHAM RANCH HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
                                      §  
COUNTY OF TARRANT   §

The undersigned, being the Managing Agent for Graham Ranch Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Graham Ranch.
2. Name of Association: The name of the Association is Graham Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Graham Ranch, Phase One, a subdivision in Tarrant County, Texas according to the map or plat thereof recorded under Document No. D206122720 of the Official Public Records of Tarrant County, Texas, and all amendments to or replats of said maps or plats, if any.
  - b. Graham Ranch, Phase Two, a subdivision in Tarrant County, Texas according to the map or plat thereof recorded under Document No. D206294615 of the Official Public Records of Tarrant County, Texas, and all amendments to or replats of said maps or plats, if any.
  - c. Graham Ranch, Phase 3A and Graham Ranch, Phase 3B, subdivisions in Tarrant County, Texas according to the map or plat thereof recorded under Document No. D215104317 of the Official Public Records of Tarrant County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: \*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Graham Ranch.
    - (2) 2015 Supplemental Declaration of Covenants, Conditions and Restrictions for Graham Ranch.
  - b. Recording Information:

- (1) Tarrant County Clerk's File No. D207049427.
- (2) Tarrant County Clerk's File No. D215172419.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Graham Ranch Homeowners Association, Inc. c/o Real Manage, LLC, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:  
  
RealManage, LLC  
P.O. Box 8035555  
Dallas, Texas 75380-3555.  
866.473.2573  
[GRARANCH@CiraMail.com](mailto:GRARANCH@CiraMail.com)
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Conveyance/Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Statement of Account Fee	\$ 295.00
Working Capital Fund (Declaration Exhibit B, Section B.4)	Each and every Lot shall have a per Lot recurring contribution to the Working Capital Fund. The amount is set at \$50.00. The Working Capital Fund will be due and payable to the Association upon each and every Closing on the Sale and transfer of a Lot to an Owner other than a Builder or Declarant.

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 16 day of May, 2025.

GRAHAM RANCH HOMEOWNERS ASSOCIATION, INC.

By: RealManage, Managing Agent

By: Crystal Avendaño

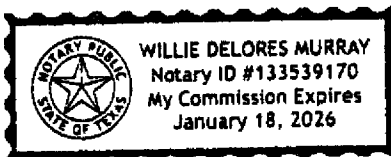
Printed: Crystal Avendaño

Its: Director of Association Management

\*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS                   §  
  §  
COUNTY OF Collin                   §

BEFORE ME, the undersigned notary public, on this 16 day of May, 2025 personally appeared Crystal Avendaño, Director of Association Management of RealManage, Managing Agent for Graham Ranch Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Willie Delores Murray  
Notary Public in and for the State of Texas