

**MANAGEMENT CERTIFICATE
OF
CANYON RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Canyon Ranch Residential 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: Canyon Ranch.
2. The name of the Association: Canyon Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Comal County, Texas, made subject to that certain Canyon Ranch Master Covenant [Residential] recorded as Document No. 202506025264 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Canyon Ranch Residential Community, Inc., c/o Property Management Professionals;
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: CANYON RANCH RESIDENTIAL COMMUNITY, INC.
Mailing Address: c/o CCMC
7800 N. Dallas Parkway, Suite 450
Plano, Texas 75024
Attn: Andy Babbit
Telephone Number: 469-246-3500
Email Address: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments: <https://ccmcnet.com/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,200.00.

Resale Trustee/Lender Sale - \$375.00

Returned Payment Fee - \$30.00

Lender Questionnaire (Standard Format) - \$200.00

Lender Questionnaire (Custom Format) - \$300.00

Refinance/Lien Estoppel - \$200.00

Resale Disclosure/Lien Estoppel - \$375.00 per package

Account Setup Fee - \$100.00

Resale Disclosure Update - \$75.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

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

CANYON RANCH RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By:

Name:

Title:

Richard Mott

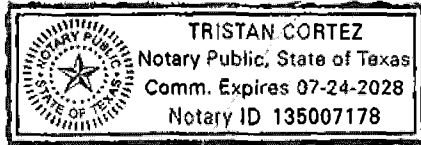
Authorized Agent

THE STATE OF TEXAS §

COUNTY OF Bell §

This instrument was acknowledged before me on 24 day of June, 2025, by
Richard Mott, the Authorized Agent of Canyon Ranch Residential Community, Inc.,
a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Tristan Cortez
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Canyon Ranch Master Covenant [Residential] recorded under Document No. 202506025264, in the Official Public Records of Comal County, Texas.
2. Canyon Ranch Development Area Declaration [Residential] recorded under Document No. 202506025271, in the Official Public Records of Comal County, Texas.
3. Canyon Ranch Adoption of Working Capital Assessment [Residential] recorded under Document No. 202506025272 in the Official Public Records of Comal County, Texas.
4. Canyon Ranch Community Manual [Residential] recorded under Document No. 202506025279 in the Official Public Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/11/2025 09:09:08 AM
PRISCILLA 4 Pages(s)
202506025351**



Bobbie Koepp