



MANAGEMENT CERTIFICATION FOR  
CREEKWOOD RANCHES PROPERTY OWNERS ASSOCIATION  
COMAL COUNTY

STATE OF TEXAS §  
COUNTY OF COMAL §

The undersigned, being the President for Creekwood Ranches Property Owners 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: Creekwood Ranches, Units No.1, No. 2, No. 3 & No. 4
2. Name of Association: Creekwood Ranches Property Owners Association, Inc,
3. Recording Data for Subdivision: See Exhibit "A"
4. Recording Data for Declaration: See Exhibit "B"
5. Name and mailing address of the Association: Creekwood Ranches Property Owners Association, Inc., 1200 Summer Meadows, Spring Branch, TX 78070
6. The Association's designated representative is: William F. Banfield III, President, 1200 Summer Meadows, Spring Branch, TX 78070, (210) 240-8387, [poa@creekwoodranches.com](mailto:poa@creekwoodranches.com)
7. Website address: creekwoodranches.com
8. Fees charged relating to property transfer in subdivision: See Exhibit "B"
9. Other information the Association considers appropriate for the governing, administration of operation of the subdivision and Association: See Exhibit "B"

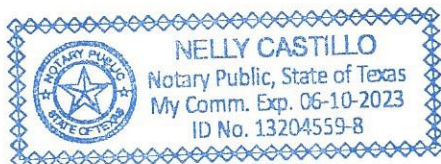
Owners and prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Creekwood Ranches Property Owners Associations, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. No person should rely on the Management Certificate for anything other than for identifying and contacting the Association.

CREEKWOOD RANCHES PROPERTY OWNERS ASSOCIATION, INC.

By: *William F. Banfield III*  
Print Name: William F. Banfield III  
Print Title: POA Agent

STATE OF TEXAS §  
COUNTY OF COMAL §

This instrument was acknowledged and signed before me on this 23 day of May, 2022 by William F. Banfield III, the Managing Agent of the Creekwood Ranches Property Owners Association on behalf of the Association.



*Nelly Castillo*  
Notary Public – State of Texas

### EXHIBIT "A"

CREEKWOOD RANCHES PROPERTY OWNERS ASSOCIATION, a subdivision located in Comal County Texas, and any other subdivision which have been or may be subsequently annexed thereto and made subject to the authority of the Creekwood Ranches Property Owners Association, Inc., which sections were originally encumbered by dedicatory instruments filed of record in Comal County, Texas as follows:

Recorded Date	Filed Plat Document	Recording Information
07/11/1977	Creekwood Ranches Unit No. 1	Vol. 5, Pages 175-181 Doc. # 158631
11/07/1977	Creekwood Ranches Unit No. 2	Vol. 5, Pages 198-203 Doc. # 162315
06/09/1983	Creekwood Ranches Unit No. 3	Vol. 7, Pages 75-76 Doc. # 226513
08/29/1985	Creekwood Ranches Unit No. 4	Vol. 8, Pages 174-175 Doc. # 267821
02/11/1988	Creekwood Ranches Unit No. 4 Plat Correction	Vol. 615, Page 339 Doc. # 321073



## EXHIBIT "B"

CREEKWOOD RANCHES PROPERTY OWNERS ASSOCIATION, a subdivision located in Comal County Texas, and any other subdivision which have been or may be subsequently annexed thereto and made subject to the authority of the Creekwood Ranches Property Owners Association, Inc., which sections were originally encumbered by dedicatory instruments filed of record in Comal County, Texas as follows:

Recorded Date	Filed Document	Recording Information
07/29/1977	Creekwood Ranches Unit 1 Restrictions	Vol. 255, Page 116 Doc. # 159245
09/26/1978	Creekwood Ranches Unit 2 Restrictions	Vol. 272, Page 406 Doc. # 172430
01/10/1984	Creekwood Ranches Unit 3 Restrictions	Vol. 366, Page 632 Doc. # 236211
11/07/1985	Creekwood Ranches Unit 4 Restrictions	Vol. 478, Page 128 Doc. # 271869
11/07/1985	Assignment of Unit 4 to CRPOA in recording of deed restrictions Section VI paragraph 6.2 & 6.2, page 5	Doc. # 271869
02/07/1986	Agreement of Assignment from Village Craftsman to CRPOA	Doc. # 276481
09/08/1995	Assignment and Transfer of Authority and Privileges	Doc. #9506474036
01/29/1998	Creekwood Ranches Restriction Extension Units 1, 2 & 3	Doc. # 9806002034
10/31/2000	Declaration of Extension of Restrictions Unit 4	Doc. # 200006033713
05/28/2008	Creekwood Ranches Extension of Restrictions Unit 1, 2 & 3	Doc. # 200806020973
01/14/2022	Clarification of Declaration of Extension or Restrictions Unit 1, 2 & 3 (Document #200806020973)	Doc. #202206002383
07/26/2010	Declaration of Extension of Restrictions Unit 4	Doc. # 201006024242
11/15/2010	Bylaws	Doc. # 201006038562
02/24/2014	Cap on non-maintenance repairs	Doc. # 201406005790
05/25/2018	Declaration of Extensions of Restrictions, Covenants Assessments and Easements, Unit 1	Doc. # 201806020391
05/25/2018	Declaration of Extensions of Restrictions, Covenants Assessments and Easements, Unit 2	Doc. # 201806020392
05/25/2018	Declaration of Extensions of Restrictions, Covenants Assessments and Easements, Unit 3	Doc. # 201806020393
05/25/2018	Declaration of Extensions of Restrictions, Covenants Assessments and Easements, Unit 4	Doc. # 201806020394
11/29/2021	Increase Resale Certificate and Transfer Fees; Increase Annual Late Fee to each delinquent assessment	Doc. # 202106061005
05/10/2022	Payment Plan Guidelines	Doc. # 202206021965

Recorded Date	Document Filed with the State	Recording Information
07/31/1985	Articles of Incorporation	Filed with the Secretary of the State of Texas



This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
05/23/2022 03:10:10 PM  
CHRISTY 4 Page(s)  
202206024158



*Bobbie Koepp*