

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
ALAMO RANCH COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent for Alamo Ranch Community 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 Alamo Ranch.
2. Name of Association: The name of the Association is Alamo Ranch Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Alamo Ranch, Unit 23A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9567, Pages 47-48 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Alamo Ranch, Unit 23B, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9571, Pages 12-15 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Alamo Ranch, Unit 23C, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9589, Pages 25-26 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Alamo Ranch, Unit 23D, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9571, Pages 196-199 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Alamo Ranch, Unit 25 PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9571, Pages 10-11 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. Alamo Ranch, Unit 28, Phase 1A a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9643, Page 95 of the Map Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. Alamo Ranch, Unit 34, Phase 1 a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9646, Page 123 of the Map Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Alamo Ranch, Unit 34, Phase 2, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9655, Page 91 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- i. Alamo Ranch, Unit 35, Phase 1, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9623, Page 37 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- j. Alamo Ranch, Unit 37, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9595, Page 30 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- k. Alamo Ranch, Unit 50A, Phase 1, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9633, Page 98 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- l. Alamo Ranch, Unit 50A, Phase 2, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9652, Page 168 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- m. Alamo Ranch, Unit 50C, Phase 1, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9679, Page 74 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- n. Alamo Ranch, Unit 50C, Phase 2, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9696, Page 205 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.

- o. Alamo Ranch, Unit 52B, Enclave, a subdivision in Bexar County, Texas according to the map or plat thereof recorded under Document No. 20150080812 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- p. 15.345 and 12.699 acres of land described by metes and bounds on Exhibit "1" attached to the "Amendment, Annexation and Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch" recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk's File No. 20160181704 (which said Exhibit "1" is incorporated herein by reference).

4. Recording Data for the Declaration:*

- a. Documents:
 - (1) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch Unit 23A, Unit 23B, Unit 23D and Unit 25.
 - (2) First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch Unit 23A, Unit 23B, Unit 23D and Unit 25.
 - (3) Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch Unit 23A, Unit 23B, Unit 23D and Unit 25.
 - (4) Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch Unit 23A, Unit 23B, Unit 23D and Unit 25.
 - (5) Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch Unit 23A, Unit 23B, Unit 23D and Unit 25.
 - (6) Fifth Amendment to the Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch Unit 23A, Unit 23B, Unit 23D and Unit 25.
 - (7) Amendment to Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch Unit 23A, Unit 23B, Unit 23D and Unit 25.
 - (8) Annexation Declaration for Alamo Ranch, Unit 23C.
 - (9) Annexation and Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch.
 - (10) Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Alamo Ranch - Unit 35 PH 1.

- (11) Annexation and Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch.
- (12) Annexation and Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch.
- (13) Annexation and Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch.
- (14) Declaration of Covenants, Conditions, Restrictions and Easements [Alamo Ranch 52B].
- (15) Amendment, Annexation and Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Alamo Ranch.

b. Recording Information:

- (1) Bexar County Clerk's File No. 20060226532.
- (2) Bexar County Clerk's File No. 20060244549.
- (3) Bexar County Clerk's File No. 20080075882.
- (4) Bexar County Clerk's File No. 20090036729.
- (5) Bexar County Clerk's File No. 20110224456.
- (6) Bexar County Clerk's File No. 20180218576.
- (7) Bexar County Clerk's File No. 20180067094.
- (8) Bexar County Clerk's File No. 20080083529.
- (9) Bexar County Clerk's File No. 20140029594.
- (10) Bexar County Clerk's File No. 20110115894.
- (11) Bexar County Clerk's File No. 20150040004.
- (12) Bexar County Clerk's File No. 20160095389.
- (13) Bexar County Clerk's File No. 20140093788.
- (14) Bexar County Clerk's File No. 20170045230.
- (15) Bexar County Clerk's File No. 20160181704.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Alamo Ranch Community Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation. Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024. Phone No.: 469.246.3500. Email Address: ccmtx@ccmcnet.com.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: www.myalamoranchcommunity.com.

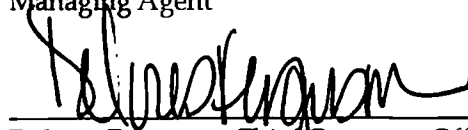
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 375.00
No Title Sale	\$ 125.00
Resale Trustee/Lender Sale	\$ 125.00
Lender Questionnaire Fee-Standard	\$ 50.00
Lender Questionnaire Fee-Custom	\$ 150.00
Refinance/Lien Estoppel Update	\$ 50.00
Rush Fee	\$ 100.00
Capitalization Fee [Declaration Article IX, Section 9.2(c)]	At closing of a residence the buyer (other than Declarant to a builder or developer) will pay a Capitalization Fee in the amount of \$800.00.
Neighborhood Assessment [Declaration Article IX, Section 9.3(b)] (Woodbury Grant, Harrison Grant, Williams Grant and Austin Grant)	At closing of a residence the buyer (other than a Declaration to a builder or developer) will pay a Neighborhood Assessment in the amount of \$200.00.

Executed on this 7th day of October, 2023.

**ALAMO RANCH COMMUNITY
ASSOCIATION, INC.**

By: Capital Consultants Management Corporation,
Managing Agent

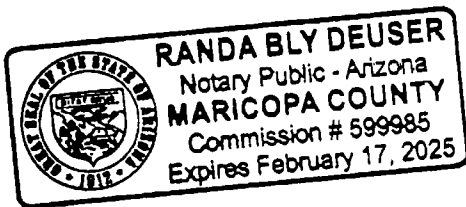


Delores Ferguson, Chief Customer Officer

*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 Arizona §
§
COUNTY OF Maricopa §

BEFORE ME, the undersigned notary public, on this 7th day of October, 2023 personally appeared Delores Ferguson, Chief Customer Officer for Capital Consultants Management Corporation, Managing Agent for Alamo Ranch Community 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.



Randa Bly Deuser
Randa Bly Deuser
Notary Public in and for the State of Arizona

File Information

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

Document Number: 20230191771
Recorded Date: October 17, 2023
Recorded Time: 3:44 PM
Total Pages: 7
Total Fees: \$46.00

**** 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: 10/17/2023 3:44 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk