

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
PROSPECT CREEK AT KINDER 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 Prospect Creek at Kinder 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: Prospect Creek at Kinder Ranch
2. Name of Association: Prospect Creek at Kinder Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Kinder Northeast Unit-1		9594	113-116
Kinder Northeast Unit-2 (PUD)		9620	77-80
Kinder Northeast Unit-3 (PUD)		9651	124
Kinder Northeast Unit-4 (PUD)		9670	178
Kinder Northeast Unit-5A (PUD)		9699	179-180
Kinder Northwest Unit-6A		9631	33-35
Kinder Northeast, Unit-6B & 7A (PUD)		9653	81-89
Kinder Northeast, Unit-7B (PUD)		9674	58-59
Kinder Northeast, Unit-8 (PUD)		9675	53-55
Kinder Northeast, Unit-9 (PUD)		9646	31-33
Kinder Northeast, Unit-10 (PUD)		9708	90-92
Kinder Northeast, Unit-10B (PUD)		9718	211-212
Kinder Northeast, Unit-11 (PUD)	20200241202	20001	2560-2562

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
Kinder Ranch	20070086017	12808	654

Master Declaration of Covenants, Conditions, Easements and Restrictions			
First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Kinder Ranch	20130241602	16447	1130
Declaration for SA Kinder Ranch East Recreation Club	20090142835	14098	1084
Kinder Northeast Unit-6A Declaration of Covenants, Conditions, Easements and Restrictions	20090142879	14098	1156
Ratification of Kinder Northeast Unit-6A Declaration of Covenants, Conditions and Restrictions	20100120566	14552	1171
Certificate of Annexation and Supplemental Declaration for Kinder Northeast Unit-1	20090142901	14098	1363
Certificate of Annexation and Supplemental Declaration for Kinder Northeast Unit-2	20110053959	14901	311
Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-3 (PUD)	20130023746	15931	481
Declaration of Restrictive Covenants [Lot 39, Block 3, Prospect Creek at Kinder Ranch Unit 3]	20160207118	18155	116
Certificate of Annexation and Supplemental Declaration for Kinder Northeast Unit-4 (PUD)	20140131112	16800	2497
Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-6B & 7A (PUD)	20130069457	16041	1606
Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-7B (PUD)	20140164042	16880	408
Certificate of Annexation and Supplemental Declaration for Kinder Northeast Unit-8 (PUD)	20140182078	16923	1575
Certificate of Annexation and Supplemental Declaration for Kinder Northeast Unit-9 (PUD)	20120201222	15743	839
Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-10 (PUD)	20160233640	18224	1498
Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-10B (PUD)	20170158581	18680	885
Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-11 (PUD)	20200263483		
Articles and Bylaws	Document Number	Volume	Page
Certificate of Secretary of Prospect Creek at Kinder Ranch Homeowners Association, Inc. (Bexar County), with attached: Certificate of Formation for Prospect Creek at Kinder Ranch Homeowners Association, Inc. (Exhibit "A")	20120033945	15367	658
Certificate of Secretary of Prospect Creek at Kinder Ranch Homeowners Association, Inc. (Bexar County), with attached: Bylaws of Prospect Creek at Kinder Ranch Homeowners Association, Inc. ("Exhibit "A")	20090233920	14281	1616

Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: First Amendment to the Bylaws of Prospect Creek at Kinder Ranch Homeowners Association, Inc. ("Exhibit A")	20210099616		
Policies, Rules, Resolutions, and Guidelines	Document Number	Volume	Page
Prospect Creek at Kinder Ranch Homeowners Association, Inc. Document Retention, Access, Production and Copying Policy	20110218019	15257	1335
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Prospect Creek at Kinder 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	20210360502		

5. Association Fees Related to Property Transfer:

Resale Certificate Fee	\$125.00
Transfer Fee Due at Time of Closing	\$150.00
Working Capital Assessment:	\$500.00 (Due from Purchaser at time of Closing)

6. Mailing Address for the Association:

Prospect Creek at Kinder 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
procreek@CiraMail.com

8. Association Website:

www.ciranet.com

Executed on this 18 day of January, 2022.

PROSPECT CREEK AT KINDER RANCH HOMEOWNERS
ASSOCIATION, INC.

By: REALMANAGE

By: *Carolyn Thacker*
CAROLYN THACKER, Director of Community
Management – San Antonio
RealManage, Managing Agent

STATE OF TEXAS

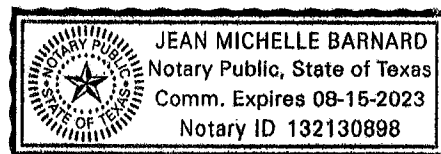
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COUNTY OF BEXAR

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 PROSPECT CREEK AT KINDER 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.

Jean Michelle Barnard
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**

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Recorded Date: January 28, 2022
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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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 3:39 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk