

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
SA WILLIS RANCH HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of RealManage, LLC, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Willis Ranch.
2. The name of the association: SA Willis Ranch Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision Plats:
  - a. SA Willis Ranch subdivision, Unit 1, as filed in volume 9642, page 111, in the Plat Records of Bexar County, Texas;
  - b. SA Willis Ranch subdivision, Unit 2, as filed in volume 9675, page 182, in the Plat Records of Bexar County, Texas;
  - c. SA Willis Ranch subdivision, Unit 2 (Amended), as filed in volume 9683, page 104, in the Plat Records of Bexar County, Texas;
  - d. SA Willis Ranch subdivision, Units 3A/4A/5A, as filed in volume 9689, page 146, in the Plat Records of Bexar County, Texas;
  - e. SA Willis Ranch subdivision, Unit 3B, as filed in volume 9707, page 196, in the Plat Records of Bexar County, Texas; and
  - f. SA Willis Ranch subdivision, Unit 4B, as filed as Document No. 20210039424, in the Plat Records of Bexar County, Texas.
4. The recording data for the Declaration and any supplements or amendments to the Declaration:
  - a. Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch Unit 1, filed as Document No. 20120129554 in the Official Public Records of Bexar County, Texas;
  - b. First Amendment to Willis Ranch Unit 1 Declaration of Covenants, Conditions, Unit 1 Easements and Restrictions, filed as Document No. 20120202705 in the Official Public Records of Bexar County, Texas;
  - c. Second Amendment to Willis Ranch Unit 1 Declaration of Covenants, Conditions, Unit 1 Easements and Restriction, filed as Document No. 20160113952 in the Official Public Records of Bexar County, Texas;
  - d. Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch Unit 2, filed as Document No. 20140187581 in the Official Public Records of Bexar County, Texas;
  - e. Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch Unit 3A/4A/5A,

- filed as Document No. 20150180523 in the Official Public Records of Bexar County, Texas;
- f. First Amendment to Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch Unit 3A/4A/5A, filed as Document No. 20160098555 in the Official Public Records of Bexar County, Texas;
  - g. Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch Unit 3B, filed as Document No. 20160220600 in the Official Public Records of Bexar County, Texas;
  - h. Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Lots 93 and 94, Block 2, Willis Ranch Unit 3B, filed as Document No. 20170140553 in the Official Public Records of Bexar County, Texas;
  - i. Restrictive Covenant Agreement filed as Document No. 20190212252 in the Official Public Records of Bexar County, Texas;
  - j. Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch Unit 4B, filed as Document No. 20210098563 in the Official Public Records of Bexar County, Texas;
  - k. Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Willis Ranch Unit 5B, filed as Document No. 20230105190 in the Official Public Records of Bexar County, Texas;
  - l. Third Amendment to Willis Ranch Unit 1 Declaration of Covenants, Conditions, Unit 1 Easements and Restrictions, filed as Document No. 20240026794 in the Official Public Records of Bexar County, Texas; and
  - m. Amendment to the Declaration of Covenants, Conditions and Restrictions of SA Willis Ranch, filed as Document No. 20240129384 in the Official Public Records of Bexar County, Texas; (Collectively the "Declaration") and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.
5. The name and mailing address of the association: SA Willis Ranch Homeowners Association, Inc., c/o RealManage, LLC, 613 Northwest Loop 410, Suite 510, San Antonio, Texas 78216
6. The name, mailing address, telephone number, email address of the person managing the association:
- |                   |  |
|-------------------|--|
| Name:             | RealManage, LLC  |
| Mailing Address:  | 613 Northwest Loop 410, Suite 510,<br>San Antonio, Texas 78216 |
| Telephone Number: | (866) 473-2573   |
| Email Address:    | SAWILLIS@CiraMail.com  |

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

Description	Fee
Ownership Conveyance Processing Fee	\$100
Statement of Account Fee	\$75
Conveyance Document Fee with SOA	\$125
Document Rush Fee	\$275
Working Capital	\$500

This Certificate is effective as of the date it is recorded in the Official Public Records of Bexar County, Texas.

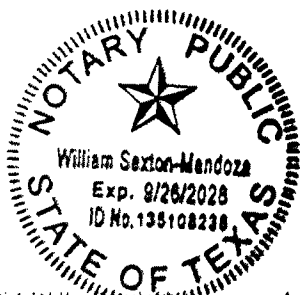
This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

REALMANAGE, LLC  
 For SA WILLIS RANCH HOMEOWNERS  
 ASSOCIATION, INC.  
 a Texas non-profit corporation

By: Cesar T. Hance  
 Printed Name: CESAR T. HANCE  
 Title: Vice President of Real Manage.

STATE OF TEXAS §  
 COUNTY OF Bexar §

This instrument was acknowledged before me on the 12 day of August, 2025, by Cesar Hance, an officer of RealManage, LLC, for the SA Willis Ranch Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]  
 Notary Public Signature

**File Information**

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

**Document Number:** 20250148033  
**Recorded Date:** August 13, 2025  
**Recorded Time:** 9:07 AM  
**Total Pages:** 4  
**Total Fees:** \$33.00

**\*\* 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: 8/13/2025 9:07 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk