



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT
CERTIFICATE
FOR COOL WATER RANCH OWNERS' ASSOCIATION, INC.**
(In Compliance with *Section 209.004 of Title 11 of the Texas Property Code*)

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

COOL WATER RANCH OWNERS' ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision is Cool Water Ranch.
2. The name of the Association is COOL WATER RANCH OWNERS' ASSOCIATION, INC.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Gillespie County, Texas:

Cool Water Ranch Owners' Association Inc. Volume 20144433

4. The recording data for the Declaration (sometimes referred to as the Restrictions or the Deed Restrictions) and Polices for each Section of the Subdivision is as follows:

Declarations (Deed Records of Gillespie County, Texas):

- (i) Declaration of Covenants, Conditions and Restrictions of Cool Water Ranch County Clerk's Instrument #20064225
- (ii) First Amendment of Declaration of Covenants, Conditions and Restriction of Cool Water Ranch, County Clerk's Instrument #20071105
- (iii) Second Amendment of Declaration of Covenants, Conditions and Restriction of Cool Water Ranch, County Clerk's Instrument #20081677
- (iv) Third Amendment of Declaration of Covenants, Conditions and Restriction of Cool Water Ranch, County Clerk's Instrument #20084709.
- (v) Fourth Amendment of Declaration of Covenants, Conditions and Restriction of Cool Water Ranch, County Clerk's Instrument #20134237
- (vi) Fifth Amendment of Declaration of Covenants, Conditions and Restriction of Cool Water Ranch, County Clerk's Instrument #20180933
- (vii) Sixth Amendment of Declaration of Covenants, Conditions and Restriction of Cool Water Ranch, County Clerk's Instrument #20218115


Official Public Records (Gillespie County, Texas):

- (i) Governing Documents Enforcement and Fine Policy for Cool Water Ranch Owners' Association Inc, County Clerk's Instrument #20202924
 - (ii) Collection Policy for Cool Water Ranch Owners' Association Inc, County Clerk's Instrument #20202925
 - (iii) Open Records Policy for Cool Water Ranch Owners' Association Inc, County Clerk's Instrument #20202926
 - (iv) Payment Plan Policy for Cool Water Ranch Owners' Association Inc, County Clerk's Instrument #20202927
 - (v) Records Retention Policy for Cool Water Ranch Owners' Association Inc, County Clerk's Instrument #20202928
 - (vi) Bid Solicitation Policy for Cool Water Ranch Owners' Association Inc, County Clerk's Instrument #20219649
 - (vii) Display of Religious Items Policy for Cool Water Ranch Owners' Association Inc, County Clerk's Instrument #20219648
 - (viii) 209 Hearing Policy for Cool Water Ranch Owners' Association Inc, County Clerk's Instrument #20219647
 - (ix) Security Measures Policy for Cool Water Ranch Owners' Association, Inc, County Clerk's Instrument #20222580
 - (x) Architectural Review Policy and Procedures for Cool Water Ranch Owners' Association, Inc., County Clerk's Instrument #20224240
 - (xi) First Amended Architectural Review Policy and Procedures for Cool Water Ranch Owners' Association, Inc., County Clerk's Instrument #20225769
 - (xii) First Amended Collection Policy for Cool Water Ranch Owners' Association, Inc., County Clerk's Instrument #20237299
 - (xiii) First Amended Enforcement and Fine Policy for Cool Water Ranch Owners' Association, Inc., County Clerk's Instrument #20237300
5. The name, mailing address, email address and phone number of the Association is:
- COOL WATER RANCH OWNERS' ASSOCIATION, INC
P.O. BOX 2195
FREDERICKSBURG TX 78624
cwrhoa@outlook.com
6. The name and mailing address of the person managing the Association or the Association's designated representative is: Matthew Clarke, President, Cool Water Ranch Owners' Association, Inc., P.O. Box 2195, Fredericksburg TX 78624.
7. Other information the Association considers appropriate is: The Association's By-Laws are recorded in the Official Public Records of Real Property of Gillespie County, Texas under County Clerk's Instrument # 20064325. Meetings of the Association's Board of Directors are held at the residence of the Association's President or other noticed location. The Association does not retain the services of a professional Manager. Any questions regarding the Association may be directed to the Association's Board of Directors and/or Officers at the address above.
8. No transfer fees are assessed for sales and purchases of lots in Cool Water Ranch.
9. The Association and its officers, directors, employees and agents are not subject to liability to any person for delay or failure to record a management certificate, unless the delay or failure is willful or caused by gross negligence.

SIGNED on this 14/24 day of March, 2025.

**COOL WATER RANCH OWNERS
ASSOCIATION, INC (a Texas Non-Profit
Corporation)**

By:

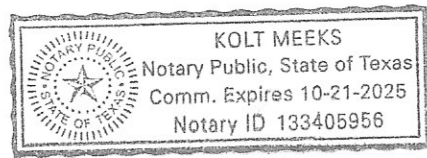

Matthew Clarke, President

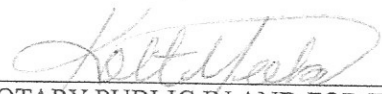
ACKNOWLEDGMENT

THE STATE OF TEXAS §

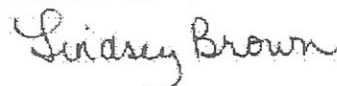
COUNTY OF GILLESPIE §

BEFORE ME, the undersigned notary public, on this the 14 day of March, 2025, personally appeared Matthew Clarke, President of COOL WATER RANCH OWNERS' ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.




NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Lindsey Brown, County Clerk

Gillespie County Texas

March 14, 2025 10:17:03 AM

FEE: \$33.00

DAWN

20251195

