

MANAGEMENT CERTIFICATE FOR
Kallison Ranch I Community, Inc.
Bexar County

STATE OF TEXAS §
COUNTY OF BEXAR §

1. Name of Subdivision: Kallison Ranch I Community, Inc.
2. Name of Association: Kallison Ranch I Community, Inc.
3. Recording Data for Subdivision: See Exhibit "A"
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Kallison Ranch I Community, Inc., 3424 Paesanos Pkwy Ste. 100, San Antonio, TX 78231.
6. The Association's designated representative is: FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy Ste. 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: sanantonio@fsresidential.com Community Website: <https://kallisonranch.connectresident.com/>
7. Resales Disclosure Package: **\$375.00**
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **\$295.00** collected at closing from the buyer.
Working Capital Fee: **\$150.00** (All Closings)
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association: See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Kallison Ranch I Community, 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. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

Kallison Ranch I Community, Inc.

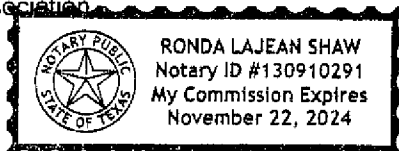
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 24th day of January, 2023 by Kristie Rose-Zapp the Managing Agent of the Kallison Ranch I Community, Inc. on behalf of the Association.



Ronda Lajeane Shaw
Notary Public – State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy Ste. 100
San Antonio, TX 78231

EXHIBIT "A"

Kallison Ranch I Community, Inc., a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Kallison Ranch I Community, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
12/06/2004	Kallison Ranch Declaration of Covenants, Conditions and Restrictions	20040277558
8/17/2006	Kallison Ranch I Master Covenant	20060197533
10/26/2006	Kallison Ranch Phase 1 Unit 1 Notice of Applicability	20060260287
11/9/2006	Kallison Ranch I Phase 1 Unit 1 Development Area Declaration	20060266278
3/22/2011	Kallison Ranch Certificate of Formation and Bylaws	20110049819
11/20/2012	Kallison Ranch Phase 1 Unit 1 Corrections to Notice of Applicability	20120227630
12/21/2012	Certificate of Formation, Bylaws, Collection of Assessments, Violation Enforcement and Fine Procedure, Payment Plan Policy, Records Retention and Production Policy, Fence Responsibility Policy, Pool Rules and Guidelines	20120249132
9/23/2013	Kallison Ranch I Phase 1 Unit 3A Notice of Applicability	20130199089
10/31/2013	Kallison Ranch I Phase 1 Unit 2A Notice of Applicability	20130226679
12/13/2013	Kallison Ranch I Phase 1 Unit 11A Notice of Applicability	20130252765
8/11/2014	First Amendment to Agreement Regarding Restrictive Covenants and Community Improvements	20140136131
8/18/2014	Correction Affidavit for First Amendment to Agreement Regarding Restrictive Covenants and Community Improvements	20140140941
7/30/2015	Kallison Ranch I Amended and Restated Development Area Declaration	20150141052
7/30/2015	Kallison Ranch I Phase 1, Unit 1, Unit 2A, Unit 3A and 11A Amended and Restated Notices of Applicability	20150141154
7/30/2015	Kallison Ranch I Phase 1 Unit 4A Notice of Applicability	20150141286
7/30/2015	Kallison Ranch I Phase 1 Unit 11B Notice of Applicability	20150141287
8/3/2016	Kallison Ranch I Community Manual	20160150686
12/30/2016	Kallison Ranch Phase 1 Unit 2B and Unit 5 Notice of Applicability	20160257717
04/23/2018	Notice of Applicability Phase 1 Unit 2D	20180076181
10/27/2021	Notice of Applicability PH 2 Units 8, 10A and 10B	20210299996

File Information

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

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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: 1/26/2023 9:49 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk