

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE*for***SA KINDER RANCH PROPERTY OWNERS 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 SA Kinder Ranch Property Owners, 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: Kinder Ranch
2. Name of Association: SA Kinder Ranch Property Owners 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
Subdivision Plat - Kinder Ranch AGI, Unit-1 (Enclave)		9660	47-50
Replat and Subdivision Plat - Kinder Ranch AGI, Unit-1 (Enclave)		20001	962
Subdivision Plat - Kinder Ranch AGI, Unit-1A (Enclave)		20001	998-999
Subdivision Plat - Kinder Ranch AGI, Unit-2 (Enclave)		9708	5-6
Subdivision Plat - Kinder Ranch AGI, Unit-3 (Enclave)		20001	2085-2086
Kinder Ranch AGI, Unit-6	20200285240		

Described by metes and bounds legal description in Certificate of Annexation and Supplemental Declaration for Kinder Ranch AGI, Unit-6			
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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 Master Declaration of Covenants, Conditions, Easements and Restrictions	20070086017	12808	654
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
[Prospect Creek] Kinder Northeast Unit-6A Declaration of Covenants, Conditions, Easements and Restrictions	20090142879	14098	1156
[Prospect Creek] Ratification of Kinder Northeast Unit-6A Declaration of Covenants, Conditions and Restrictions	20100120566	14552	1171
[Prospect Creek] Certificate of Annexation and Supplemental Declaration for Kinder Northeast Unit-1	20090142901	14098	1363
[Prospect Creek] Certificate of Annexation and Supplemental Declaration for Kinder Northeast Unit-2	20110053959	14901	311
[Prospect Creek] Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-3 (PUD)	20130023746	15931	481
[Prospect Creek] Declaration of Restrictive Covenants [Lot 39, Block 3, Prospect Creek at Kinder Ranch Unit 3]	20160207118	18155	116
[Prospect Creek] Certificate of Annexation and Supplemental Declaration for Kinder Northeast Unit-4 (PUD)	20140131112	16800	2497
[Prospect Creek] Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-6B & 7A (PUD)	20130069457	16041	1606
Kinder Northeast Unit-5A (Settlers Ridge) Declaration of Covenants, Conditions, Easements and Restrictions	20160190790	18112	1067
[Prospect Creek] Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-7B (PUD)	20140164042	16880	408
[Prospect Creek] Certificate of Annexation and Supplemental Declaration for Kinder Northeast Unit-8 (PUD)	20140182078	16923	1575

[Prospect Creek] Certificate of Annexation and Supplemental Declaration for Kinder Northeast Unit-9 (PUD)	20120201222	15743	839
[Prospect Creek] Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-10 (PUD)	20160233640	18224	1498
[Prospect Creek] Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-10B (PUD)	20170158581	18680	885
[Prospect Creek] Certificate of Annexation and Supplemental Declaration for Kinder Northeast, Unit-11 (PUD)	20200263483		
[Hastings Ridge] Certificate of Annexation for AGI Unit 1	20130213632	16386	406
Hastings Ridge at Kinder Ranch (Unit 1) Declaration of Covenants, Conditions, Easements and Restrictions	20130213627	16386	305
[Hastings Ridge] Certificate of Annexation and Supplemental Declaration for Kinder Ranch AGI, Unit-1A	20190080122		
[Hastings Ridge] Certificate of Annexation and Supplemental Declaration for Kinder Ranch AGI, Unit-6	20200285240		
Bylaws	Document Number	Volume	Page
Certificate of Secretary of SA Kinder Ranch Property Owners Association, Inc. (Bexar County), with attached: Bylaws of SA Kinder Ranch Property Owners Association, Inc. (Exhibit "A")	20100027700	14368	1216
Policies, Rules, Resolutions, and Guidelines	Document Number	Volume	Page
SA Kinder Ranch Property Owners Association, Inc. Collection Policy and Payment Plan Guidelines	20110218040	15257	1481
SA Kinder Ranch Property Owners Association, Inc. Document Retention, Access, Production and Copying Policy	20110218039	15257	1473

5. Association Fees Related to Property Transfer:

Resale Certificate Fee \$75.00
Transfer Fee Due at Time of Closing \$50.00

6. Mailing Address for the Association:

SA Kinder Ranch Property Owners 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
sakinder@CiraMail.com

8. Association Website:
www.ciranet.com

Executed on this 8th day of December, 2021.

SA KINDER RANCH PROPERTY OWNERS ASSOCIATION,
INC.

By: REALMANAGE

By:



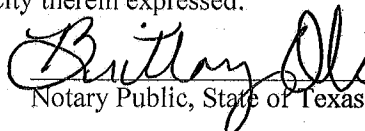
CAROLYN THACKER, Director of Community
Management - San Antonio
RealManage, Managing Agent

STATE OF TEXAS

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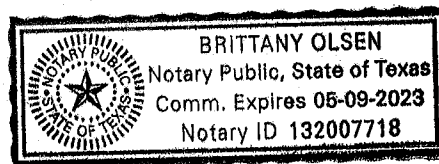
COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this 8th day of December, 2021, personally appeared CAROLYN THACKER, Director of Community Association Management - San Antonio of RealManage, the Managing Agent for SA KINDER RANCH PROPERTY OWNERS 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.


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: December 08, 2021
Recorded Time: 4:19 PM
Total Pages: 5
Total Fees: \$38.00

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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: 12/8/2021 4:19 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk