

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
JOHNSON RANCH MASTER COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

The undersigned, being the Managing Agent for Johnson Ranch Master Community, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Johnson Ranch.
2. Name of Association: The name of the Association is Johnson Ranch Master Community, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibits "A-1", "A-2" and "A-3" attached to the "Johnson Ranch Master Covenant" recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk's File No. 201306010124 (which said Exhibits "A-1", "A-2" and "A-3" is incorporated herein by reference).
 - b. Property described by metes and bounds on Exhibit "A" attached to the "Johnson Ranch [Johnson Ranch North] Development Area Declaration" recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk's File No. 201405041939 (which said Exhibit "A" is incorporated herein by reference).
 - c. Johnson Ranch Subdivision, Phase One (1), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 200706047082, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Johnson Ranch Subdivision, Unit 1, Phase 1, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201306040707, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.

- e. Johnson Ranch Subdivision, Unit 1, Phase 2, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201506027360, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- f. Johnson Ranch Subdivision, Unit One (1), Johnson Way, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201406013064, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. Johnson Ranch Subdivision, Unit Two (2), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201406013065, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Johnson Ranch Subdivision, Unit 3, Phase 1, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201406013068, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- i. Johnson Ranch Subdivision, Unit 3, Phase 2, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201806019632, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- j. Johnson Ranch Subdivision, Unit Four (4), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201706054153, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- k. Johnson Ranch Subdivision, Unit Five (5), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201906046929, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- l. Johnson Ranch Subdivision, Unit Six (6), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201906046936, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.

- m. Johnson Ranch Subdivision, Unit Seven (7), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202506000477, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- n. Johnson Ranch Subdivision, Unit Eight (8), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202406035181, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- o. Johnson Ranch Subdivision, Unit Nine (9), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202506020404, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- p. Johnson Ranch North, Unit One (1), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201406020499, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- q. Johnson Ranch North, Unit Two (2), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201406020500, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- r. Johnson Ranch North, Unit Three (3), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201406020501, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- s. Amending Plat of Lots 6 & 7, Block C, Johnson Ranch North, Unit Three (3), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201406042955, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- t. Johnson Ranch North, Unit Four (4), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201406020502, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.

- u. Johnson Ranch North, Unit Five (5), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201606007108, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- v. Johnson Ranch North, Unit Six (6), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201606029650, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- w. Johnson Ranch North, Unit Seven (7), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201606029651, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- x. Johnson Ranch North, Unit Eight (8), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202106003421, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- y. Johnson Ranch North, Unit Nine (9), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202206018075, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- z. Johnson Ranch North, Unit Ten (10), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201606007102, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- aa. Johnson Ranch North, Master Tract, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201406020498, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- bb. Johnson Ranch North, Master Tract Phase Two (2), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201706039632, of the Official Public Records of

Comal County, Texas, and all amendments to or replats of said maps or plats, if any.

- cc. Johnson Ranch North, Master Tract Phase Three (3), a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201706037831, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- dd. Johnson Ranch EMS, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201306040708, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- ee. Johnson Ranch Amenity Park and Johnson Way, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201706054437, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- ff. Johnson Ranch North, Detention Pond, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201706037832, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- gg. Lot 2, Block A, Johnson Ranch Mixed Use – FM1863, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201806045418, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- hh. Lot 3, Block A, Johnson Ranch Mixed Use – FM 1863, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201906007679, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- ii. Johnson Ranch CLWSC Tank, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202006032694, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- jj. Johnson Ranch Open Space, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 202006038519, of the Official Public Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration: *

a. Documents:

- (1) Johnson Ranch Master Covenant.
- (2) Johnson Ranch Development Area Declaration [Unit 1].
- (3) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Unit 1].
- (4) Johnson Ranch Development Area Declaration [Unit 1, Phase 2].
- (5) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Unit 1, Phase 2].
- (6) Johnson Ranch Development Area Declaration [Unit 2].
- (7) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Unit 2].
- (8) Johnson Ranch Development Area Declaration [Unit 3, Phase 1].
- (9) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Unit 3, Phase 1].
- (10) Johnson Ranch Development Area Declaration [Unit 3, Phase 2].
- (11) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Unit 3, Phase 2].
- (12) Johnson Ranch Development Area Declaration Unit 4.
- (13) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant Unit 4.
- (14) Johnson Ranch Development Area Declaration [Unit 5].
- (15) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Unit 5].
- (16) Johnson Ranch Development Area Declaration [Unit 6].
- (17) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Unit 6].
- (18) Johnson Ranch Development Area Declaration [Unit 7].
- (19) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Unit 7].
- (20) Johnson Ranch Development Area Declaration Unit 8.
- (21) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant Unit 8.
- (22) Johnson Ranch Development Area Declaration [Unit 9].
- (23) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Unit 9].
- (24) Johnson Ranch [Johnson Ranch North] Development Area Declaration.
- (25) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Johnson Ranch North].

- (26) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Johnson Ranch North].
- (27) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Johnson Ranch North].
- (28) Johnson Ranch Development Area Declaration [EMS].
- (29) Johnson Ranch Notice of Applicability of and Limited Amendment to Johnson Ranch Master Covenant [EMS].
- (30) Johnson Ranch Development Area Declaration [Commercial Lot 3/A].
- (31) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant and Johnson Ranch Development Area Declaration [Lot 3/A/Mixed Use - FM 1863].
- (32) Johnson Ranch Notice of Applicability of Johnson Ranch Master Covenant [Johnson Ranch North - Unit 8].

b. Recording Information:

- (1) Comal County Clerk's File No. 201306010124.
- (2) Comal County Clerk's File No. 201306043333.
- (3) Comal County Clerk's File No. 201306043332.
- (4) Comal County Clerk's File No. 201506028111.
- (5) Comal County Clerk's File No. 201506028110.
- (6) Comal County Clerk's File No. 201406016226.
- (7) Comal County Clerk's File No. 201406016225.
- (8) Comal County Clerk's File No. 201406016223.
- (9) Comal County Clerk's File No. 201406016222.
- (10) Comal County Clerk's File No. 201906033884.
- (11) Comal County Clerk's File No. 201906033883.
- (12) Comal County Clerk's File No. 201706054178.
- (13) Comal County Clerk's File No. 201706054175.
- (14) Comal County Clerk's File No. 202006023255.
- (15) Comal County Clerk's File No. 202006023254.
- (16) Comal County Clerk's File No. 202006040883.
- (17) Comal County Clerk's File No. 202006040882.
- (18) Comal County Clerk's File No. 202506001381.
- (19) Comal County Clerk's File No. 202506001380.
- (20) Comal County Clerk's File No. 202406037157.
- (21) Comal County Clerk's File No. 202406037156.
- (22) Comal County Clerk's File No. 202506020631.
- (23) Comal County Clerk's File No. 202506020609.
- (24) Comal County Clerk's File No. 201406041939.
- (25) Comal County Clerk's File No. 201606035571.
- (26) Comal County Clerk's File No. 201406041938.
- (27) Comal County Clerk's File No. 201606020022.
- (28) Comal County Clerk's File No. 201306044851.
- (29) Comal County Clerk's File No. 201306044850.
- (30) Comal County Clerk's File No. 201906008285.

- (31) Comal County Clerk's File No. 201906008284.
 (32) Comal County Clerk's File No. 202106010521.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Johnson Ranch Master Community, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation. Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024. Phone No.: 469.246.3500. Email Address: ccmctx@ccmcnet.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.johnsonranchlife.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

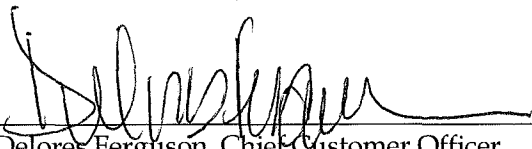
Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 375.00
No Title Sale	\$ 125.00
Resale Trustee/Lender Sale	\$ 125.00
Lender Questionnaire Fee-Standard	\$ 50.00
Lender Questionnaire Fee-Custom	\$ 150.00
Refinance/Lien Estoppel Update	\$ 75.00
Rush Fee	\$ 100.00
Transfer Fee (Developer to Builder)	\$ 50.00
Working Capital Assessment [Declaration Article 5, Section 5.14]	Each Owner (other than Declarant) will pay a one-time Working Capital Assessment to the Association. The amount of the Working Capital Assessment is \$500.00. The Working Capital Assessment is due and payable to the Association immediately upon each transfer of title to the

	Lot or Condominium Unit, including upon transfer of title from one Owner of such Lot or Condominium Unit to any subsequent purchaser or transferee thereof. Some exemptions apply. The Working Capital Assessment amount must be confirmed with the Association.
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Executed on this 2nd day of December, 2025.

**JOHNSON RANCH MASTER
COMMUNITY, INC.**

By: Capital Consultants Management Corporation,
Managing Agent


Delores Ferguson, Chief Customer Officer

*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF ARIZONA §
COUNTY OF MARICOPA §

BEFORE ME, the undersigned notary public, on this 2nd day of December, 2025 personally appeared Delores Ferguson, Chief Customer Officer for Capital Consultants Management Corporation, Managing Agent for Johnson Ranch Master Community, 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.



Randa Bly Hutchinson
Notary Public in and for the State of Arizona

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/18/2025 01:54:30 PM
TERRI 10 Pages(s)
202506039959**



Bobbie Koepp