MANAGEMENT CERTIFICATE FOR LOT OWNERS' ASSOCIATION FOR SUNDANCE RANCH, INC.

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1.	Name of subdivision:	Sundance Ranch
2.	Name of the association:	Lot Owners' Association for Sundance Ranch, Inc.
3.	Mailing address:	14603 Huebner Road, Building 40 San Antonio, TX 78230
4.	Subdivision plat information:	Unit 1: Volume 9580, Pages 190-195, Official Deed and Plat Records of Bexar County, Texas Unit 2: Volume 9633, Pages 141-147, Official Deed and Plat Records of Bexar County, Texas Unit 2A: Volume 20002, Pages 718-721, Official Deed and Plat Records of Bexar County, Texas
5.	Declaration information:	Unit 1: Sundance Ranch Master Declaration of Covenants, Conditions and Restrictions, executed on October 19, 2007, recorded in Volume 13179, Page 26, *et seq.*, Official Public of Bexar County, Texas, as amended by Amendment No. 1 Sundance Ranch Master Declaration of Covenants, Conditions and Restrictions, executed on March 12, 2008, recorded in Volume 13396, Page 2088, *et seq.*, Official Public Records of Bexar County, Texas, as further amended by Amendment No. 2 Sundance Ranch Master Declaration of Covenants, Conditions and Restrictions, executed on June 20, 2008, recorded in Volume 13554, Page 1900, *et seq.*, Official Public Records of Bexar County, Texas Unit 2: Acknowledgement of Sundance Ranch Unit 2 Addition, recorded on November 26, 2012, recorded in Volume 15810, Page 911, *et seq.*, Official Public Records of Bexar County, Texas Unit 2A: Supplemental Declaration of Covenants, Conditions and Restrictions for Sundance Ranch Unit 2A, executed on November 16, 2021, recorded in Document Number 20220016855, Official Public Records of Bexar County, Texas
6.	Association management or Representative:	Diamond Association Management and Consulting 14603 Huebner Road, Building 40 San Antonio, TX 78230 Telephone: (210) 561-0606 E-mail: resales@damctx.com

7. Website address: www.sundanceranchbtx.com

8. Property transfer fees:

Transfer fee:	$175.00
Trash service fee:	$73.20 (current rate) billed quarterly with assessments
Origination fee:	$285.00 (builder to first buyer only)

LOT OWNERS' ASSOCIATION FOR SUNDANCE RANCH, INC.,
a Texas non-profit corporation

By: Rodney Herrera, Managing Agent

STATE OF TEXAS §
§
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Rodney Herrera, Managing Agent of Lot Owners' Association for Sundance Ranch, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 4 day of February, 2022

Notary Public, State of Texas

NOTARY PUBLIC
Yvonne Lopez
Exp. 07/15/2025
ID No. 7089429
STATE OF TEXAS

AFTER RECORDING RETURN TO:
Allen, Stein & Durbin, P.C.
Attorney at Law
P.O. Box 101507
San Antonio, TX 78201

5819.0001.2146743.JC/TW

File Information

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

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Recorded Date:	February 10, 2022
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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: 2/10/2022 2:09 PM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk