PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR PROPERTY OWNERS ASSOCIATION OF STONE CREEK RANCH, INC.

THE STATE OF TEXAS §
§
COUNTIES OF KENDALL §

The undersigned, being the Managing Agent of Property Owners Association of Stone Creek Ranch, Inc., a non-profit corporation 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 Property Owners Association of Stone Creek Ranch, Inc.:

1. Name of Subdivision: Stone Creek Ranch.

2. Name of Association: Property Owners Association of Stone Creek Ranch, Inc.

3. Recording Data for the Subdivision:

   a) Stone Creek Ranch Unit 1 Plat recorded under Document No. 224096 plat records of Kendall County, Texas.
   b) Stone Creek Ranch Unit 1A Plat recorded under Document No. 2021-354107 plat records of Kendall County, Texas.
   c) Stone Creek Ranch Unit 2A Plat recorded under Volume 8, Page 122 plat records of Kendall County, Texas.
   d) Stone Creek Ranch Unit 2C Plat recorded under Document No. 2023-383790 plat records of Kendall County, Texas.

4. Recording Data for the Declaration:

   a) Declaration of Covenants, Conditions and Restrictions for Stone Creek Ranch, recorded Under Doc. No. 224454, Official Public Records of Kendall County, Texas.
   b) Amendment to the Declaration of Covenants, Conditions and Restrictions of Stone Creek Ranch, recorded in Volume 144, Page 479, Official Public Records of Kendall County, Texas.
   c) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Stone Creek Ranch, recorded Under Doc. No. 236790, Official Public Records of Kendall County, Texas.
   d) Third Declaration of Covenants, Conditions and Restrictions for Stone Creek Ranch, recorded Under Doc. No. 361257, Official Public Records of Kendall County, Texas.
   e) Supplemental Declaration of Covenants, Conditions and Restrictions for Stone Creek Ranch recorded Under Doc. No. 238529, Official Public Records of Kendall County, Texas.

f) Second Supplemental Declaration Providing for Annexation of Additional Property into the Property Owenrs Association of Stone Creek Ranch, Inc. recorded Under Doc. No. 314938, Official Public Records of Kendall County, Texas.
g) Second Supplemental Declaration of Covenants, Conditions and Restrictions for Stone Creek Ranch recorded Under Doc. No. 300488, Official Public Records of Kendall County, Texas.
h) Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Stone Creek Ranch, recorded Under Doc. No. 308173, Official Public Records of Kendall County, Texas.

5. Name and Mailing Address of the Association is: Property Owners Association of Stone Creek Ranch, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Property Owners Association of Stone Creek Ranch, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.

7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.

8. Email Address to Contact the Association: mgmt-certificateTX@fsresidential.com

9. The Association's website may be found at: https://stonecreekranch.connectresident.com/

10. Fees charged by the Association upon the sale or transfer of Property:
    a. Resale Certificate: $375.00 or more not to exceed the maximum allowable rate.
    b. Rush Fee for Resale Certificate:
        i. 1-2 days: $125.00.
        ii. 3-5 days: $75.00.
    c. Updated Certificate: after 30 days of issuance of the original $75.00.
    d. Transfer Fee: $150.00.
    e. Developer/Builder to Homeowner Closings – Statement of Account (does not include Governing Documents) not to exceed $75.00.
    f. Refinance Fee: $150.00.
    g. Rush Fee for Refinance:
        i. 1-2 days: $125.00.
        ii. 3-5 days: $75.00.

Executed on this the 23 day of October 2023.

PROPERTY OWNERS ASSOCIATION OF STONE CREEK RANCH, INC.

By: _____
Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC

THE STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this the 23 day of October 2023 personally appeared Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC, and Managing Agent of Property Owners Association of Stone Creek Ranch, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

MARY E MCDONALD
Notary Public, State of Texas
My Commission Expires
June 16, 2025
NOTARY ID 1253295 0-8

_____
Notary Public in and for the State of Texas

E-RECORDED BY:

SEARS BENNETT & GERDES, LLP
6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

Kendall County
Denise Maxwell
Kendall County
Clerk

Instrument Number: 384795

eRecording - Real Property

NOTICE

Recorded On: November 14, 2023 09:25 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $34.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	384795
Receipt Number:	20231114000008
Recorded Date/Time:	November 14, 2023 09:25 AM
User:	Grace O
Station:	cclerk07

Record and Return To:

Corporation Service Company

STATE OF TEXAS
COUNTY OF

I hereby certify that this Instrument was FILED **In the File Number sequence on the date/time printed hereon, and was duly** RECORDED **in the Official Records of Kendall County, Texas.**

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell