PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

RAMBLE RIDGE RANCH PROPERTY OWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Comal §

1. Name of Subdivision: Ramble Ridge

2. Subdivision Location: Comal

3. Name of Homeowners Association: Ramble Ridge Ranch Property Owners' Association, Inc.

4. Recording Data for Association:

   Plat recorded under Document No. 200806001779

5. Recording Data for Declaration and any amendments:

   DCCR's recorded under Document No. 200806011294 & 200906005969
   First Amendment to DCCR's recorded under Document No. 200806026882

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

   Bylaws recorded under Document No. 200806023381
   First Amendment to Bylaws recorded under Document No. 201806041299
   Second Amendment to Bylaws recorded under Document No. 202106021006
   Third Amendment to Bylaws recorded under Document No. 202306003743

7. Mailing Address and Contact Information for the Association and the Managing Agent:

   Spectrum Association Management
   17319 San Pedro Ave, #318
   San Antonio, TX 78232
   contact@spectrumam.com
   210-494-0659
   www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - $200.00
- Resale Package = $375.00
  - Rush for Resale Package:

        - 1 business day = $120.00 / 3 business days = $95.00
    - Add a Rush to an existing order = $75.00 + Cost of a Rush
    - Update for Resale Package:
        - 1-14 days = $15.00 / 15-180 days = $50.00

- Statement of Account (for Builder sells only) = $120.00
    - Rush for Statement of Account (for Builder sells only):
        - 1 business day = $110.00 / 3 business day = $85.00
    - Update for Statement of Account (for Builder sells only):
        - 1-30 days - No Cost / 31-45 days = $50.00 / 46-90 days = $50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 31st **day of** March **, 2025.**

Ramble Ridge Ranch Property Owners' Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 31st day of March, 2025 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent of Ramble Ridge Ranch Property Owners' Association, Inc., on behalf of said association.

Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

MICHAEL VINCENT BACA
Notary Public, State of Texas
Comm. Expires 05-02-2028
Notary ID 134881644

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/10/2025 01:20:32 PM
TAMMY 2 Pages(s)
202506010258

Bobbie Koepp