

MEYER RANCH MASTER COMMUNITY, INC.

TREC# 104328

MANAGEMENT CERTIFICATE

STATE OF TEXAS

§

COUNTY OF COMAL

§

§

This Management Certificate is filed by the Meyer Ranch Master Community, Inc., a Texas nonprofit corporation, pursuant to Texas Property Code §209.004.

1. Name of Subdivision:

Meyer Ranch

2. Name of Association:

Meyer Ranch Master Community, Inc., a Texas nonprofit corporation

3. Recording Data for the Subdivision Plat(s): To obtain copies of a plat, please contact the Comal County Clerk. The following plat(s), as may be amended from time to time, include those tracts of real property currently annexed into the Meyer Ranch subdivision.

- (a) MEYER RANCH, UNIT 1, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 201806010924, Official Public Records of Comal County, Texas.
- (b) MEYER RANCH, UNIT 2, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 201806010932, Official Public Records of Comal County, Texas.
- (c) MEYER RANCH, UNIT 3, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 201806023484, Official Public Records of Comal County, Texas.
- (d) MEYER RANCH, UNIT 4, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 201806039067, Official Public Records of Comal County, Texas.
 - (i) AMENDING PLAT OF MEYER RANCH UNIT 4 AMENDING LOTS 58 AND 59 ESTABLISHING LOTS 58A AND 59A, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 202006041599, Official Public Records of Comal County, Texas.
- (e) MEYER RANCH, UNIT 5, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 201806047618, Official Public Records of Comal County, Texas.

- (f) MEYER RANCH, UNIT 6, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 202006028484, Official Public Records of Comal County, Texas.
- (g) MEYER RANCH, UNIT 7, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 202006028497, Official Public Records of Comal County, Texas.
- (h) MEYER RANCH, UNIT 8, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 202106016677, Official Public Records of Comal County, Texas.
- (i) MEYER RANCH, UNIT 9, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 202106016682, Official Public Records of Comal County, Texas.
- (j) MEYER RANCH, UNIT 10, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 202106020305, Official Public Records of Comal County, Texas.
- (k) MEYER RANCH, UNIT 11, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 202206018241, Official Public Records of Comal County, Texas.
- (l) MEYER RANCH, UNIT 12, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 202206018286, Official Public Records of Comal County, Texas.
- (m) MEYER RANCH, UNIT 13, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 202306025526, Official Public Records of Comal County, Texas.
- (n) MEYER RANCH, UNIT 14, a subdivision located in Comal County, Texas, according to the map or plat recorded as Document No. 202406014212, Official Public Records of Comal County, Texas.

4. Recording Data for the Master Covenant, any Development Area Declarations, and All Amendments Thereto:

Name of Instrument: Meyer Ranch Master Covenant *[Residential]*

Recorded On: January 14, 2019, in Document No. 201906001423, Official Public Records of Comal County, Texas.

Name of Instrument: Meyer Ranch First Amendment to Master Covenant

Recorded On: April 27, 2020, in Document No. 202006015260, Official Public Records of Comal County, Texas.

Name of Instrument: Meyer Ranch Development Area Declaration [*Residential*] Phase 1, Sections 2, 3, 4 & 5

Recorded On: January 14, 2019, in Document No. 201906001470, Official Public Records of Comal County, Texas.

Name of Instrument: Meyer Ranch Amended and Restated Development Area Declaration [*Residential*]

Recorded On: September 26, 2022, in Document No. 202206042531, Official Public Records of Comal County, Texas.

Name of Instrument: Notice of Applicability – Phase 1, Sections 2, 3, 4 & 5

Recorded On: January 14, 2019, in Document No. 201906001493, Official Public Records of Comal County, Texas.

Name of Instrument: Adoption of Working Capital Assessment [*Residential*] – Phase 1, Sections 2, 3, 4 & 5

Recorded On: January 15, 2019, in Document No. 201906001516, Official Public Records of Comal County, Texas.

Name of Instrument: Meyer Ranch Community Manual

Recorded On: January 15, 2019, in Document No. 201906001623, Official Public Records of Comal County, Texas.

Name of Instrument: Meyer Ranch First Amendment to Community Manual

Recorded On: June 24, 2021, in Document No. 202106034064, Official Public Records of Comal County, Texas.

Name of Instrument: Meyer Ranch Second Amendment to Community Manual

Recorded On: November 16, 2021, in Document No. 202106059340, Official Public Records of Comal County, Texas.

Name of Instrument: Meyer Ranch Third Amendment to Community Manual

Recorded On: Oct. 15, 2025, in Document No. 202506032989, Official Public Records of Comal County, Texas.

Name of Instrument: Adoption of Assessment Reduction – Phase 1, Sections 2, 3, 4 & 5

Recorded On: April 3, 2019, in Document No. 201906011072, Official Public Records of Comal County, Texas.

Name of Instrument: Notice of Applicability – Meyer Ranch Units 6 and 7

Recorded On: August 28, 2020, in Document No. 202006036216, Official Public Records of Comal County, Texas.

Name of Instrument: Adoption of Working Capital Assessment [Residential] – Units 6 and 7

Recorded On: August 28, 2020, in Document No. 202006036217, Official Public Records of Comal County, Texas.

Name of Instrument: Adoption of Assessment Reduction – Units 6 and 7

Recorded On: August 28, 2020, in Document No. 202006036218, Official Public Records of Comal County, Texas.

Name of Instrument: Notice of Applicability – Units 9 and 10

Recorded On: August 27, 2021, in Document No. 202106045187, Official Public Records of Comal County, Texas.

Name of Instrument: Adoption of Working Capital Assessment [Residential] – Units 9 and 10

Recorded On: August 27, 2021, in Document No. 202106045188, Official Public Records of Comal County, Texas.

Name of Instrument: Notice of Applicability – Units 11 and 12

Recorded On: April 27, 2023, in Document No. 202306012813, Official Public Records of Comal County, Texas.

Name of Instrument: Adoption of Working Capital Assessment [Residential] – Units 11 and 12

Recorded On: April 27, 2023, in Document No. 202306012881, Official Public Records of Comal County, Texas.

Name of Instrument: Notice of Applicability – [Unit 13]

Recorded On: May 24, 2024, in Document No. 202406015665, Official Public Records of Comal County, Texas.

Name of Instrument: Adoption of Working Capital Assessment [Residential] – [Unit 13]

Recorded On: May 24, 2024, in Document No. 202406015651, Official Public Records of Comal County, Texas.

Name of Instrument: Notice of Applicability – [Unit 14]

Recorded On: June 4, 2025, in Document No. 202406015665, Official Public Records of Comal County, Texas.

Name of Instrument: Adoption of Working Capital Assessment [Residential] – [Unit 14]

Recorded On: June 4, 2025, in Document No. 202406015660, Official Public Records of Comal County, Texas.

5. Mailing Address of the Association and Name, Mailing Address, Phone Number, and Email Address of the Association's Designated Representative:

Meyer Ranch Master Community, Inc.
c/o KiTH Management Services
P.O. Box 700443
San Antonio, Texas 78270
Phone No.: (210) 585-2386
Email: info@kithmanagement.com

6. Association's Website Address Where the Subdivision's Restrictions are Posted:

<http://meyerranch.nabrnetwork.com>

7. Amount and Description of Any Fees Charged by the Association Related to Transfers (Transfer Fees):

Transfer Fees:	\$175.00
Resale Certificate Fees:	\$265.00
Working Capital Fees:	\$300.00 per Residential Lot
Community Enhancement Fees:	The Transfer Price multiplied by one-quarter of one percent (0.0025)
Update Fees:	\$50.00
Rush Fees:	\$100.00

Prospective purchasers are advised to independently examine the Master Covenant, Bylaws, Rules and Policies, Design Guidelines and all other dedicatory instruments (some of which are not referenced above) of the Subdivision and Association prior to purchase. Prospective purchasers may obtain copies of documents from the Management Company or from the Association's Website.

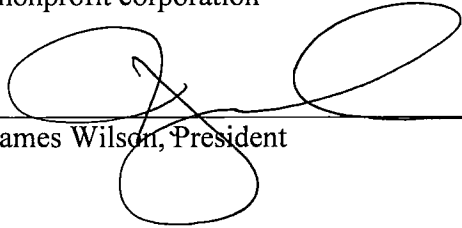
[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO MANAGEMENT CERTIFICATE]

SIGNED this 8 day of October, 2025.

MEYER RANCH MASTER COMMUNITY, INC.,
a Texas nonprofit corporation

By:


James Wilson, President

STATE OF TEXAS

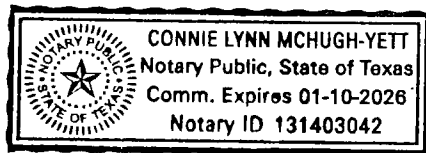
§

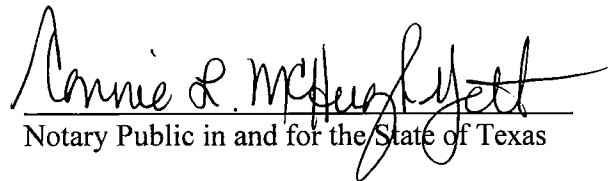
§

COUNTY OF COMAL

§

BEFORE ME, the undersigned authority, on this 8th day of October, 2025, personally appeared, James Wilson, as President of MEYER RANCH MASTER COMMUNITY, INC., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the Association.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

McLean & Howard, LLP
Attn: Leslie Keyser
4301 Bull Creek Road, Suite 150
Austin, Texas 78731

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/15/2025 09:38:55 AM
PRISCILLA 7 Pages(s)
202506032996



