

THE STATE OF TEXAS       §  
                                      §  
COUNTY OF KERR         §

**MANAGEMENT CERTIFICATE PURSUANT  
TO SECTION 209.004, TEXAS PROPERTY CODE**

COMANCHE TRACE RANCH COMMUNITY ASSOCIATION, INC., a Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is: Comanche Trace
2. The name of the association is: Comanche Trace Ranch Community Association, Inc.
3. The recording data for the subdivision is:
  - (a) Plat for Phase 1 Section 5 recorded in instrument number 6816-00 of the Public Land Records, Kerr County, Texas; and
  - (b) Plat for Phase 1 Section 6 recorded in instrument number 7447B-00 of the Public Land Records, Kerr County, Texas; and
  - (c) Plat for Phase 1 Section 3 recorded in instrument number 8555-00 of the Public Land Records, Kerr County, Texas; and
  - (d) Plat for Phase 1 Section 2 recorded in instrument number 8558-00 of the Public Land Records, Kerr County, Texas; and
  - (e) Plat for Phase 1 Section 7 recorded in instrument number 8735-00 of the Public Land Records, Kerr County, Texas; and
  - (f) Plat for Phase 1 Section 4 recorded in instrument number 9302-00 of the Public Land Records, Kerr County, Texas; and
  - (g) Plat for Phase 1 Section 8 recorded in instrument number 9305-00 of the Public Land Records, Kerr County, Texas; and
  - (h) Plat for Phase 1 Section 1 recorded in instrument number 3168A-01 of the Public Land Records, Kerr County, Texas; and
  - (i) Plat for Phase 2 Section 2 recorded in instrument number 8088-01 of the Public Land Records, Kerr County, Texas; and
  - (j) Plat for Phase 2 Section 3 recorded in instrument number 8089-01 of the Public Land Records, Kerr County, Texas; and
  - (k) Plat for Phase 2 Section 1 recorded in instrument number 9087-01 of the Public Land Records, Kerr County, Texas; and
  - (l) Plat for Phase 1 Section 2b recorded in instrument number 4064-03 of the Public Land Records, Kerr County, Texas; and
  - (m) Plat for Phase 3 Section 1 recorded in instrument number 1711-04 of the Public Land Records, Kerr County, Texas; and
  - (n) Plat for Phase 2 Section 4 recorded in instrument number 3457-04 of the Public Land Records, Kerr County, Texas; and
  - (o) Plat for Phase 4 Section 1 recorded in instrument number 9369-04 of the Public Land Records, Kerr County, Texas; and

- (p) Plat for Phase 1 Section 1b recorded in instrument number 951-05 of the Public Land Records, Kerr County, Texas; and
- (q) Plat for Phase 9 recorded in instrument number 1846-06 of the Public Land Records, Kerr County, Texas; and
- (r) Plat for Phase 5 recorded in instrument number 1848-06 of the Public Land Records, Kerr County, Texas; and
- (s) Plat for Phase 8 recorded in instrument number 2294-06 of the Public Land Records, Kerr County, Texas; and
- (t) Plat for Phase 10 recorded in instrument number 7210-06 of the Public Land Records, Kerr County, Texas; and
- (u) Plat for Phase 11 recorded in instrument number 08-256 of the Public Land Records, Kerr County, Texas; and
- (v) Plat for Phase 6 recorded in instrument number 14-3178 of the Public Land Records, Kerr County, Texas; and
- (w) Plat for Phase 13 recorded in instrument number 18-03893 of the Public Land Records, Kerr County, Texas; and
- (x) Plat for Phase 15 recorded in instrument number 19-00814 of the Public Land Records, Kerr County, Texas; and
- (y) Plat for Phase 7 recorded in instrument number 21-01529 of the Public Land Records, Kerr County, Texas

4. The recording data for the declaration is:

- (a) Declaration of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 6918-00 of the Public Land Records, Kerr County, Texas
- (b) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 6919-00 of the Public Land Records, Kerr County Texas
- (c) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 8918-00 of the Public Land Records, Kerr County Texas
- (d) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 8950-00 of the Public Land Records, Kerr County Texas
- (e) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 8951-00 of the Public Land Records, Kerr County Texas
- (f) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 9119-00 of the Public Land Records, Kerr County Texas
- (g) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 9523-00 of the Public Land Records, Kerr County Texas
- (h) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 563-01 of the Public Land Records, Kerr County Texas

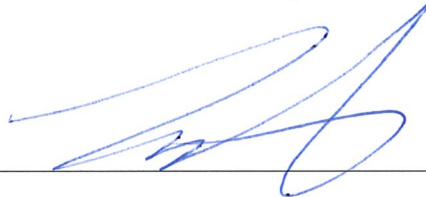
- (i) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 1586-01 of the Public Land Records, Kerr County Texas
- (j) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 2909-01 of the Public Land Records, Kerr County Texas
- (k) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 3270-01 of the Public Land Records, Kerr County Texas
- (l) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 3729-01 of the Public Land Records, Kerr County Texas
- (m) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 9635-01 of the Public Land Records, Kerr County Texas
- (n) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 9636-01 of the Public Land Records, Kerr County Texas
- (o) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 9637-01 of the Public Land Records, Kerr County Texas
- (p) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 1808-02 of the Public Land Records, Kerr County Texas
- (q) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 3352-02 of the Public Land Records, Kerr County Texas
- (r) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 7799-03 of the Public Land Records, Kerr County Texas
- (s) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 12324-03 of the Public Land Records, Kerr County Texas
- (t) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 3577-04 of the Public Land Records, Kerr County Texas
- (u) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 10654-04 of the Public Land Records, Kerr County Texas
- (v) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 2305-05 of the Public Land Records, Kerr County Texas
- (w) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 4342-05 of the Public Land Records, Kerr County Texas

- (x) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 4343-05 of the Public Land Records, Kerr County Texas
  - (y) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 4263-06 of the Public Land Records, Kerr County Texas
  - (z) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 4948-06 of the Public Land Records, Kerr County Texas
  - (aa) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 4949-06 of the Public Land Records, Kerr County Texas
  - (bb) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 10200-06 of the Public Land Records, Kerr County Texas
  - (cc) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 10201-06 of the Public Land Records, Kerr County Texas
  - (dd) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 12151-06 of the Public Land Records, Kerr County Texas
  - (ee) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 12492-06 of the Public Land Records, Kerr County Texas
  - (ff) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 487-08 of the Public Land Records, Kerr County Texas
  - (gg) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 14-03223 of the Public Land Records, Kerr County Texas
  - (hh) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 18-04008 of the Public Land Records, Kerr County Texas
  - (ii) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 19-00830 of the Public Land Records, Kerr County Texas
  - (jj) Supplemental Declarations of Covenants, Conditions & Restrictions for Comanche Trace Ranch are recorded in instrument number 21-01604 of the Public Land Records, Kerr County Texas
5. The name of the Association is Comanche Trace Ranch Community Association, Inc. and the mailing address of the association is 3074 Bandera Hwy, Kerrville, TX 78028
6. The name and mailing address of the person managing the association is Dennis Rollow, 3074 Bandera Hwy, Kerrville, TX 78028
7. Other information the association considers appropriate is:

- (a) Corporate Charger filed in the Office of the Secretary of State of Texas on November 21, 2000, Charter Number 01606255-01.
- (b) Current By-Laws effective as of November 21, 2000, filed for registration on August 29, 2000 in instrument number 6918-00 of the Public Land Records, Kerr County Texas
- (c) Amendment to current By-Laws effective July 2, 2002, filed for registration on July 9, 2002 in instrument number 5943-02 of the Public Land Records, Kerr County Texas
- (d) Amendment to current By-Laws effective November 16, 2021, filed for registration on November 16, 2021 in instrument number 21-10253 of the Public Land Records, Kerr County Texas
- (e) Initial Restrictions and Rules adopted by the Board of Directors, filed for registration on August 29, 2000 in instrument number 6918-00 of the Public Land Records, Kerr County Texas

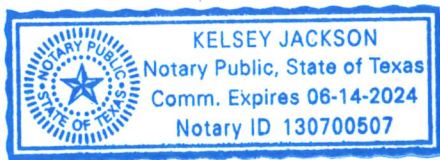
Signed this 7<sup>th</sup> day of December, 2021


Comanche Trace Ranch Community Association

By   
Trevor L. Hyde, President

THE STATE OF TEXAS     §  
  §  
COUNTY OF KERR         §

The above instrument was acknowledged before me by Trevor L. Hyde, President of Comanche Trace Ranch Community Association, Inc. on this 7<sup>th</sup> day of December, 2021



By   
Notary Public in and for the State of Texas

✓ After filing return to:  
Michael Parker  
3074 Bandera Hwy  
Kerrville, TX 78028



FILED AND RECORDED  
At 11:25 o'clock A M  
STATE OF TEXAS  
COUNTY OF KERR

December 7, 2021

I hereby certify that this instrument was filed in the numbered sequence on the date and time stamped above by me and was duly recorded in the Official Public Records of Kerr County Texas.

 Deputy