

MANAGEMENT CERTIFICATE
for
DEER MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
COUNTY OF KENDALL §

The undersigned, being the President of Deer Meadow Estates Homeowners Association, 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 by the Association:

1. Name of the Subdivision: The City of Fair Oaks Ranch, TX.
2. Name of the Association: Deer Meadow Estates Homeowners Association, Inc.
3. Recording Data for the Subdivision: The City of Fair Oaks Ranch, Texas – incorporated on January 27, 1988. Recorded in City Charters & Amendments, Book 39, Pages 282-285, Office of the Secretary of State, State of Texas.
4. Document Description and Recording Data for the Association: Deer Meadow Estates Homeowners Association, Inc. incorporated on November 5, 1999, Charter Number 155743001, filed with the Secretary of State, State of Texas. Bylaws of Deer Meadow Estates Homeowners Association, Inc. recorded in the Real Property Records of Kendall County, Texas, Document #00339015, Volume 1742 Pages 451-459, filed February 18, 2020.
5. Recording data for the declaration (association):
Plat maps for the Association, filed in the Real Property Records of Kendall County, TX, and are as follows:

Unit K9	Volume 3, Pages 216-219
Replat	Volume 4, Page 64
Unit K10	Volume 4, Pages 20-22
Unit K11	Volume 4, Pages 168-169
Unit K12	Volume 4, Pages 382-384
Unit K13	Volume 5, Pages 27-29

Restrictions for the Association, filed in the Real Property Records of Kendall County, TX, are as follows:

Unit K9	Kendall	258838	7/18/2011	Vol 1269, Page 916
	Kendall	204311	1/6/2006	Vol 969, Page 18
	Kendall	160108	3/25/2002	Vol 724, Page 283
	Kendall	139370	12/11/1999	Vol 622, Page 118
Unit K10	Kendall	258838	7/18/2011	Vol 1269, Page 916
	Kendall	204311	1/6/2006	Vol 969, Page 18

	Kendall	106512	3/9/2002	Vol 726, Page 470
	Kendall	158882	1/22/2002	Vol 717, Page 684
Unit K11	Kendall	258838	7/18/2011	Vol 1269, Page 916
	Kendall	204558	1/13/2006	Vol 970, Page 292
	Kendall	172160	5/1/2003	Vol 789, Page 984
Unit K12	Kendall	258838	7/18/2011	Vol 1269, Page 916
	Kendall	198465	6/11/2005	Vol 936, Page 634
Unit K13	Kendall	258838	7/18/2011	Vol 1269, Page 916
	Kendall	205326	2/3/2006	Vol 974, Page 421

6. The Association is managed by its Board of Directors, maintaining a unit page on the website of and contracting with the Designated Representative of the Fair Oaks Ranch Homeowners' Association, Inc. (FORHA) for displaying all of its unit restrictions and to facilitate all of its building permits by homeowners, handle Restriction Committee activities and the member dues billings, maintaining the same policies as adopted for the Collections, Records Production, Payment Plan, and Real Estate Fees Policies of FORHA. The policies can be found as follows:

- a) Late Fees, Demand Letters, and Liens Policy
Filed in the Bexar County Real Property Records
Doc# 20210234719
Filing Date 8/24/2021
- b) Records Production Policy
Filed in the Bexar County Real Property Records
Doc# 20210234726
Filing Date 8/24/2021
- c) Payment Plan Policy
Filed in the Bexar County Real Property Records
Doc# 20210234999
Filing Date 8/25/2021
- d) Real Estate Fees Policy
Filed in the Bexar County Real Property Records
Doc# 20190191604
Filing Date 9/24/2019

7. Name and Mailing address of the Association:

Deer Meadow Estates Homeowners Association, Inc.
7286 Dietz Elkhorn
Fair Oaks Ranch, Texas 78015

8. Name and Mailing Address of the Designated Representative of the Association:

Fair Oaks Ranch Homeowners' Association, Inc. (FORHA)
Manager: Shelley Nabors
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015
Phone: 210-698-2225
Email: bom@forha.org

9. Pertinent Data Regarding the Association and/or its manager is as follows:

a) The Association Office is located at 7286 Dietz Elkhorn, Fair Oaks Ranch, TX 78015.

b) The website address where the dedicatory instruments can be found is <https://forha.org/unit-hoas-2/deer-meadow-estates-hoa/>

c) New Braunfels Title Co., G.F. #81372 filed the Special Warranty Deed in Comal County, file# 35132 for Property designated "common and green belt area", Lot 56, Fair Oaks Ranch, Comal County Unit 13 in the plat recorded under document# 201406045307 in Comal Country Deed and Plat Records.

Date: To Be Effective September 20, 2013

Grantor Meritage Homes of Texas, LLC; an Arizona LLC;

Mailing Address: 8920 Business Park Drive, Suite 250; Austin, TX

78759 Grantee: Deer Meadow Estates Homeowners Association, Inc.

Mailing Address: 8286 Dietz Elkhorn Rd, Fair Oaks Ranch, Texas 78015

Instrument Number: 201506001834 was Filed and Recorded

01/2015/2015 in Comal Country and After Recording Returned to:


Kendall County Abstract Company, Boerne, TX 78006

d) The Special Warranty Deed in Kendall County, for Property designated "common and green belt area", Lot 2062, Fair Oaks Ranch, Kendall County Unit 15, to be allocated to Deer Meadow Estates Homeowners Association as a part of the GF 35 132/ Ralph E. Fair, Inc. granting 12.62 acres to Meritage Homes of Texas, LLC was never filed by Bob Weiss. According to Kendall County this property has no designated owner and in fact runs under the street marked Keeneland Drive on property maps. It too looks like a notarized legal document ready to be filed but never recorded

Date to Be Effective September 20, 2013
Grantor Meritage Homes of Texas, LLC; an Arizona LLC;
Mailing Address: 8920 Business Park Drive, Suite 250;
Austin, TX 78759

Grantee: Deer Meadow Estates Homeowners Association, Inc.
Mailing Address: 8286 Dietz Elkhorn Rd, Fair
Oaks Ranch, Texas 78015 After Recording
Returned to blank

SIGNED this 9 day of NOVEMBER, 2022.



PRINTED NAME: KAREN MAXTON
POSITION HELD: PRESIDENT
DEER MEADOW ESTATES HOMEOWNERS
ASSOCIATION, INC.

VERIFICATION

THE STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 9 day of November, 2022
personally appeared Karen Maxton, President of Deer Meadow Estates Homeowners
Association, Inc., Inc., known to me to be the person whose name is subscribed to the foregoing
instrument, and acknowledged to me that he executed the same for the purpose and in the
capacity therein expressed.



Notary Public in and for the State of Texas

After recording return to:
Fair Oaks Ranch HOA
7286 Dietz Elkhorn
Fair Oaks Ranch, TX
78015

