

**MANAGEMENT CERTIFICATE  
OF  
SINTON RANCH COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of Sinton Ranch Community Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sinton Ranch.
2. The name of the Association: Sinton Ranch Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in San Patricio County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Sinton Ranch, recorded under Document No. 2025-755910, in the Official Public Records of San Patricio County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Sinton Ranch Community Association, Inc., c/o Alamo Management Group, 2611 n. Loop 1604 West, Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Name:             | Sinton Ranch Community Association, Inc.<br>c/o Alamo Management Group |
| Mailing Address:  | 2611 n. Loop 1604 West, Suite 100<br>San Antonio, Texas 78258          |
| Attn:             | Mark Edwards                                                           |
| Telephone Number: | 210-485-4088                                                           |
| Email Address:    | medwards@alamomg.com                                                   |

7. Website to access the Association's dedicatory instruments:  
alamomanagementgroup.com

8. Amount and description of fees related to property transfer in the subdivision:

The Association fees are in the following amounts:

|                            |   |                  |
|----------------------------|---|------------------|
| Working Capital Assessment | - | \$ <u>600.00</u> |
| Transfer Fee               | - | \$ <u>375.00</u> |
| Resale Certificate Fee:    | - | \$ <u>250.00</u> |

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

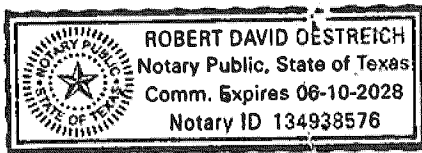
**SINTON RANCH COMMUNITY ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: [Signature]  
Printed Name: Richard Mott  
Title: President

STATE OF TEXAS                   §  
                                             §  
COUNTY OF Bexar           §

This instrument was acknowledged before me on the 28 day of October,  
2025, by Richard Mott, President of Sinton Ranch Community  
Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, TX 78701  
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Sinton Ranch, recorded under Document No. 2025-755910, in the Official Public Records of San Patricio County, Texas, as the same may be amended from time to time.
2. Sinton Ranch Community Manual, recorded under Document No. 2025-756099, in the Official Public Records of San Patricio County, Texas, as the same may be amended and/or supplemented from time to time.
3. Sinton Ranch Adoption of Working Capital Assessment, recorded under Document No. 2025-756098, in the Official Public Records of San Patricio County, Texas.

ATTACHMENT 1

SINTON RANCH COMMUNITY ASSOCIATION, INC.,  
MANAGEMENT CERTIFICATE

**San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk**

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**Instrument Number:** 756126

eRecording - Real Property

CERTIFICATE

Recorded On: October 30, 2025 01:04 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* 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: 756126  
Receipt Number: 20251030000039  
Recorded Date/Time: October 30, 2025 01:04 PM  
User: Patricia V  
Station: Guecclrk14-pc.spc.localst account

**Record and Return To:**

SIMPLIFILE



**STATE OF TEXAS**

**San Patricio County**

**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 San Patricio County, Texas**

Gracie Alaniz-Gonzales  
San Patricio County Clerk  
San Patricio County, TX