

**MANAGEMENT CERTIFICATE FOR  
THRESHOLD RANCH HOMEOWNERS ASSOCIATION, INC.**

In accordance with the Texas Property Code Section 209.004, the Texas Residential Property Owners Protection Act (the "Act"), this Management Certificate of Threshold Ranch Homeowners Association, Inc. shall be recorded in each county in which any portion of the residential subdivision is located – Bexar County, Texas. This Management Certificate hereby declares that:

- (1) The name of the subdivision is Threshold Ranch (the "Subdivision");
- (2) The name of the association is Threshold Ranch Homeowners Association, Inc. (the "Association");
- (3) The recording data for the Subdivision is located within the plats recorded in Vol. 9612, Pages 69-73, amended by Vol. 9615, Pages 188-192, of the Deed and Plat Records of Bexar County, Texas;
- (4) The recording data for the Declarations of the Subdivision located in Bexar County, Texas are as follows:

Declaration of the Covenants, Conditions, and Restrictions for Threshold Ranch Residential Airpark at Boerne Stage Airfield (5C1),, Doc. 20110108590, as amended by Amendments to the Covenants, Conditions, and Restrictions for Threshold Ranch Residential Airpark at Boerne Stage Airfield (5C1), Doc. 20110191795, as further amended by Amendments to Covenants, Conditions and Restrictions for Threshold Ranch Residential Airpark at Boerne Stage Airfield (5C1), Doc. 20130149621, as further amended by Amendments to the Covenants, Conditions, and Restrictions for Threshold Ranch Residential Airpark at Boerne Stage Airfield (5C1), Doc. 20130202225, as further amended by Amendments to the Covenants, Conditions, and Restrictions for Threshold Ranch Residential Airpark at Boerne Stage Airfield (5C1), Doc. 20200009403, as further amended by Amendments to the Covenants, Conditions, and Restrictions for Threshold Ranch Residential Airpark at Boerne Stage Airfield (5C1), Doc. 20200046818, as further amended by Restated and Amended Declaration of the Covenants, Conditions, and Restrictions for Threshold Ranch Residential Airpark at Boerne Stage Airfield (5C1), Doc. 20230148976, as further amended by Restated and Amended Declaration of the Covenants, Conditions, and Restrictions for Threshold Ranch Residential Airpark at Boerne Stage Airfield (5C1), Doc. 20230180474

- (5) The name and mailing address for the Association is: ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258;

- (6) The name, mailing address, telephone number, and email address of the person managing the Association is ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO

MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258 (210) 485-4088, [info@alamomg.com](mailto:info@alamomg.com);

(7) The website address where the Association's dedicatory instruments are available in accordance with Section 207.006 of the Act is: [www.amghoa.com](http://www.amghoa.com)

(8) The fees charged by the Association relating to a property transfer in the Subdivision are: Resale Transfer Fee: \$250.00, Administrative fee: \$250.00

(9) Prospective purchasers and current members are advised to independently examine the subdivision's declarations, bylaws, articles of incorporation and all other governing documents of the Association as may be created, amended or modified, from time to time.

***(SIGNATURE PAGE TO FOLLOW)***

**THRESHOLD RANCH HOMEOWNERS ASSOCIATION,  
INC.**

**BY ALAMO ASSOCIATION MANAGEMENT, LLC  
DBA ALAMO MANAGEMENT GROUP,  
Its Managing Agent**

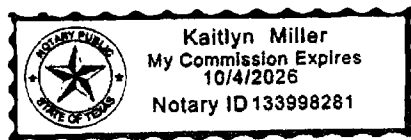
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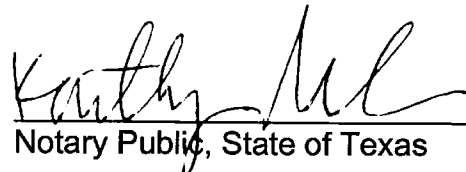
**DAVID MERCADO** as Managing Agent  
Representative

**ALAMO ASSOCIATION MANAGEMENT, LLC  
DBA ALAMO MANAGEMENT GROUP**

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

SUBSCRIBED AND SWORN TO BEFORE ME by THRESHOLD RANCH HOMEOWNERS ASSOCIATION, INC. by ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, Its Managing Agent by DAVID MERCADO Managing Agent Representative of ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, on this the on this the 21 day of MARCH, 2024



  
Notary Public, State of Texas

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20240050410  
**Recorded Date:** March 21, 2024  
**Recorded Time:** 4:03 PM  
**Total Pages:** 4  
**Total Fees:** \$33.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/21/2024 4:03 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk