

MANAGEMENT CERTIFICATE
ROCKIN J RANCH MAINTENANCE CORPORATION

The undersigned, being an officer of Rockin J Ranch Maintenance 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: Rockin J Ranch.
2. The name of the Association: Rockin J Ranch Maintenance Corporation, a Texas non-profit corporation.
3. The recording data for the subdivision: See **Exhibit A**.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See **Exhibit A**.
5. The name and mailing address of the Association: Rockin J Ranch Maintenance Corporation, Inc., c/o The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: The Neighborhood Company, LLC
Attn: Community Manager
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132
Phone Number: 830.264.2454
Email Address: Info@NeighborhoodCo.com
7. Website to access the Association’s dedicatory instruments:
<https://neighborhoodco.com/community/rockin-j-ranch/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Resale Certificate: \$375.00.

Transfer Fee: \$400.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

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ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

ROCKIN J RANCH MAINTENANCE CORPORATION,
a Texas nonprofit corporation

By: Laura Ficco

Name: LAURA FICCO

Title: PRESIDENT

STATE OF TEXAS

§

§

COUNTY OF Comal

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This instrument was acknowledged before me on the 24 day of November, 2025,
by Laura Ficco, the Authorized Agent of
ROCKIN J RANCH MAINTENANCE CORPORATION, a Texas nonprofit corporation, on behalf
of said nonprofit corporation.

(SEAL)



Heidi Krasner
Notary Public Signature

AFTER RECORDING RETURN TO:

WINSTEAD PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

avaldes@winstead.com

ROCKIN J RANCH MAINTENANCE CORPORATION
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EXHIBIT A

RECORDING DATE FOR THE SUBDIVISION

1. Rockin J Ranch – Plat (Unit 1), recorded in Volume 1, Pages 324-332, Official Public Records of Blanco County, Texas.
2. Rockin J Ranch – Plat (Unit 2), recorded in Volume 1, Pages 342, Official Public Records of Blanco County, Texas.
3. Rockin J Ranch – Plat (Unit 3), recorded in Volume 1, Pages 378-390, Official Public Records of Blanco County, Texas.
4. Rockin J Ranch – Plat (Unit 3A), recorded in Volume 3, Pages 15-16, Official Public Records of Blanco County, Texas.
5. Rockin J Ranch – Plat (Unit 4), recorded in Volume 3, Pages 17-26, Official Public Records of Blanco County, Texas.
6. Rockin J Ranch – Plat (Unit 5), recorded in Volume 3, Pages 37, Official Public Records of Blanco County, Texas.
7. Rockin J Ranch – Plat (Unit 6), recorded in Volume 3, Pages 72, Official Public Records of Blanco County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Rockin J Ranch – Declaration of Reservations, Covenants, Restrictions, and Conditions, under Document No. 042955, Official Public Records of Blanco County, Texas.
2. Rockin J Ranch – Declaration Regarding the Establishment of Rockin J Ranch, under Document No. 042956, Official Public Records of Blanco County, Texas.
3. Rockin J Ranch – First Amendment to Declaration of Reservations, Covenants, Restrictions, and Conditions, under Document No. 061900, Official Public Records of Blanco County, Texas.
4. Rockin J Ranch – Second Amendment to Declaration of Reservations, Covenants, Restrictions, and Conditions, under Document No. 080398, Official Public Records of Blanco County, Texas.
5. Rockin J Ranch – Third Amendment to Declaration of Reservations, Covenants, Restrictions, and Conditions, under Document No. 102998, Official Public Records of Blanco County, Texas.

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6. Rockin J Ranch – Fourth Amendment to Declaration of Reservations, Covenants, Restrictions, and Conditions, under Document No. 121626, Official Public Records of Blanco County, Texas.
7. Rockin J Ranch – Fifth Amendment to Declaration of Reservations, Covenants, Restrictions, and Conditions, under Document No. 194288, Official Public Records of Blanco County, Texas.
8. Rockin J Ranch – Sixth Amendment to Declaration of Reservations, Covenants, Restrictions, and Conditions, under Document No. 2022-222516, Official Public Records of Blanco County, Texas.
9. Rockin J Ranch – Notice of Dedicatory Instruments, under Document No. 2022-222464, Official Public Records of Blanco County, Texas.
10. Rockin J Ranch – Resolution Adopting Architectural and Site Design Guidelines, Rules and Regulations, under Document No. 2023-230855, Official Public Records of Blanco County, Texas.
11. Rockin J Ranch – Supplemental Policies (2023 Legislative Update), under Document No. 2024-240483, Official Public Records of Blanco County, Texas.
12. Rockin J Ranch – Supplemental Policies (2025 Legislative Update), under Document No. 042955, Official Public Records of Blanco County, Texas.

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**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 253930

eRecording - Real Property

RESTRICTIONS

Recorded On: November 24, 2025 02:10 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$32.00

***** **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: 253930
Receipt Number: 20251124000011
Recorded Date/Time: November 24, 2025 02:10 PM
User: Janice C
Station: Clerk3

Record and Return To:

CSC



**STATE OF TEXAS
Blanco 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 Blanco County, Texas.**

Laura Walla
Blanco County Clerk
Blanco County, TX