

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
REUNION RANCH HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

The undersigned, being the Managing Agent for Reunion Ranch Homeowners Association, Inc., a non-profit corporation ("Association") 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 filed by the Association.

1. Name of Subdivision: The name of the subdivision Reunion Ranch.
2. Name of Association: The name of the Association is Reunion Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Amended Final Plat of Reunion Ranch, Section One, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 16, Pages 285-286 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Amended Final Plat of Reunion Ranch, Section Two, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 16, Pages 287-290 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Reunion Ranch, Phase Two, Section One, a subdivision in Hays County, Texas, according to the map or plat thereof recorded under Clerk's File No. 15005593 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Reunion Ranch, Phase Two, Section Two, a subdivision in Hays County, Texas, according to the map or plat thereof recorded under Clerk's File No. 15006367 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Reunion Ranch, Phase Two, Section Four, a subdivision in Hays County, Texas, according to the map or plat thereof recorded under Clerk's File No. 17006515 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. Reunion Ranch, Phase Two, Section Five, a subdivision in Hays County, Texas, according to the map or plat thereof recorded under Clerk's File No. 18003054 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. Reunion Ranch, Phase Three, Section One, a subdivision in Hays County, Texas, according to the map or plat thereof recorded under Clerk's File No. 17006516 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Reunion Ranch, Phase Three, Section Two, a subdivision in Hays County, Texas, according to the map or plat thereof recorded under Clerk's File No. 18005133 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
- i. Reunion Ranch, Phase Three, Section Three, a subdivision in Hays County, Texas, according to the map or plat thereof recorded under Clerk's File No. 19019426 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
- j. Reunion Ranch, Phase Three, Section Five, a subdivision in Hays County, Texas, according to the map or plat thereof recorded under Clerk's File No. 18003055 of the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

- a. Documents:
 - (1) Reunion Ranch Master Covenant.
 - (2) Reunion Ranch First Amendment to the Master Covenant.
 - (3) Reunion Ranch Second Amendment to the Master Covenant.
 - (4) Reunion Ranch Third Amendment to the Master Covenant.
 - (5) Reunion Ranch Amended and Restated Development Area Declaration.
 - (6) Reunion Ranch Notice of Applicability.
 - (7) Reunion Ranch Notice of Applicability of Master Covenant and Development Area declaration [Adding Phase Two, Section Two].
 - (8) Reunion Ranch Notice of Applicability of Master Covenant and Development Area declaration [Adding Phase Two, Section Four].
 - (9) Reunion Ranch Notice of Applicability of Master Covenant and Development Area declaration [Adding Phase Two, Section Five].

- (10) Reunion Ranch Notice of Applicability of Master Covenant and Development Area declaration [Adding Phase Three, Section One].
- (11) Reunion Ranch Notice of Applicability of Master Covenant and Development Area declaration [Adding Phase Three, Section Two].
- (12) Reunion Ranch Notice of Applicability of Master Covenant and Development Area declaration [Adding Phase Three, Section Five].
- (13) Reunion Ranch Development Area Declaration [Reunion Reserve].
- (14) Reunion Ranch Private Roadway Declaration.

b. Recording Information:

- (1) Hays County Clerk's File No. 2012-12035896.
- (2) Hays County Clerk's File No. 2015-15028940.
- (3) Hays County Clerk's File No. 2016-16005801.
- (4) Hays County Clerk's File No. 21001972.
- (5) Hays County Clerk's File No. 2015-15028941.
- (6) Hays County Clerk's File No. 2012-12035937.
- (7) Hays County Clerk's File No. 2015-15009858.
- (8) Hays County Clerk's File No. 18012289.
- (9) Hays County Clerk's File No. 17010979.
- (10) Hays County Clerk's File No. 17010981.
- (11) Hays County Clerk's File No. 18012286.
- (12) Hays County Clerk's File No. 18012290.
- (13) Hays County Clerk's File No. 18015426.
- (14) Hays County Clerk's File No. 2016-16012052.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Reunion Ranch Homeowners Association, Inc. c/o FirstService Residential, 5316 West US 290 Service Rd, STE 100, Austin TX 78735.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential. Address: 5316 West US 290 Service Rd, STE 100, Austin TX 78735. Phone Number: 214.871.9700. Email Address: mgmt-certificatetx@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://ReunionRanch.connectresident.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$350.00
Resale Disclosure Package	\$500.00 (1-2 days); \$450.00 (3-5 days); \$375.00 (6-10 days)
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee	\$250.00 (1-2 days); \$200.00 (3-5 days); \$125.00 (6-10 days)
HOA Questionnaire (optional)	\$250.00
Loan Estimate Questionnaire (optional)	\$100.00
Working Capital Contribution (Home Sale to Homeowners)	\$2,000.00

Executed on this 18 day of March, 2025.

**REUNION RANCH HOMEOWNERS
ASSOCIATION, INC.**

By: FirstService Residential, Managing Agent

By: Kristie Rose-Zapp

Printed: Kristie Rose-Zapp

Its: President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

25009832 CERTIFICATE
03/21/2025 03:16:23 PM Total Fees: \$41.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

