

MANAGEMENT CERTIFICATE  
OF  
REDBIRD RANCH HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Redbird Ranch Homeowners 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: Redbird Ranch.
2. The name of the Association: Redbird Ranch Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property located in Bexar and Medina Counties, Texas, made subject to that certain Redbird Ranch Amended and Restated Master Covenant [Residential], recorded as Document No. 20230079285 in the Official Public Records of Bexar County, Texas, and recorded as Document No. 2023003741 in the Official Public Records of Medina County, Texas, as amended (the "Covenant"), by the recording of such annexations and additions as referenced in Attachment 1 attached hereto.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Redbird Ranch Homeowners Association, Inc., c/o Capital Consultants Management Company (CCMC), 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultants Management Corporation (CCMC)
Mailing Address:	7800 North Dallas Parkway, Suite 450 Plano, Texas 75024
Telephone Number::	(469) 246-3500
Email Address:	<a href="mailto:ccmctx@ccmcnet.com">ccmctx@ccmcnet.com</a>
7. Website to access the Association's dedicatory instruments: [www.redbirdranchlife.com](http://www.redbirdranchlife.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 – an amount equal the annual assessments estimated to be levied against a lot for one (1) year.  
Resale Disclosure / Lien Estoppel - \$375.

[SIGNATURE PAGE FOLLOWS]

REDBIRD RANCH HOMEOWNERS ASSOCIATION, INC.  
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EXECUTED to be effective on the date this instrument is recorded.

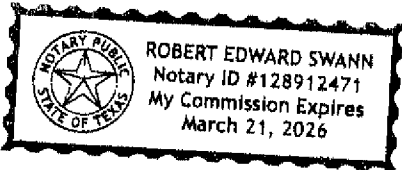
REDBIRD RANCH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation

By: *AK*  
Name: Aimee Collier  
Title: HOA President

STATE OF TEXAS            §  
   §  
COUNTY OF BEXAR    §

This instrument was acknowledged before me on 5 day of SEPTEMBER, 2023, by AIMEE COLLIER, the HOA PRESIDENT of REDBIRD RANCH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



*RES*  
Notary Public Signature

AFTER RECORDING RETURN TO:  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
avaldez@winstead.com

REDBIRD RANCH HOMEOWNERS ASSOCIATION, INC.  
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ATTACHMENT 1

1. Redbird Ranch Amended and Restated Master Covenant [Residential], recorded as Document No. 20230079285 in the Official Public Records of Bexar County, Texas, and recorded as Document No. 2023003741 in the Official Public Records of Medina County, Texas.
2. Redbird Ranch Amended, Restated and Consolidated Development Area Declaration [Residential], recorded as Document No. 20230080087 in the Official Public Records of Bexar County, Texas, and recorded as Document No. 2023003775 in the Official Public Records of Medina County, Texas.
3. Redbird Ranch Amended and Restated Community Manual, recorded as Document No. 20230080053 in the Official Public Records of Bexar County, Texas, and recorded as Document No. 2023003776 in the Official Public Records of Medina County, Texas.
4. Redbird Ranch Adoption of Working Capital, recorded as Document No. 20230106958 in the Official Public Records of Bexar County, Texas, and recorded as Document No. 2023005070 in the Official Public Records of Medina County, Texas.
5. Redbird Ranch Supplemental Policies, recorded as Document No. 20230159139 in the Official Public Records of Bexar County, Texas, and recorded as Document No. 2023007743 in the Official Public Records of Medina County, Texas.
6. Redbird Ranch Notice of Applicability [Phase 2, Unit 1M-5], recorded as Document No. 20230166064 in the Official Public Records of Bexar County, Texas, and recorded as Document No. 2023007814 in the Official Public Records of Medina County, Texas.

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**File Information**

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

**Document Number:** 20230166827  
**Recorded Date:** September 08, 2023  
**Recorded Time:** 10:52 AM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 9/8/2023 10:52 AM



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