

CORDILLERA RANCH PROPERTY OWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

The undersigned, being an officer of 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: Cordillera Ranch
2. The name of the Association: Cordillera Ranch Property Owners Association, Inc.
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Self-Managed Association

Attn: Kevin Koether

Mailing Address: 28 Cordillera Trace, Suite 2, Boerne, TX 78006

Phone Number: 830.336.3501

Email Address: kkoether@cordilleraranch.com

6. Website for Dedicatory Instruments: [www.CordilleraRanchPOA.com](http://www.CordilleraRanchPOA.com)
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$300.00

Transfer Fee: \$300.00

Working Capital: \$2000.00

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

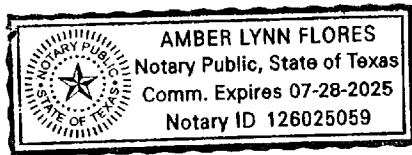
CORDILLERA RANCH PROPERTY OWNERS  
ASSOCIATION, INC.,  
a Texas nonprofit corporation

By: [Signature]  
Name: Kevin Koether  
Title: General Manager

STATE OF TEXAS                   §  
   §  
COUNTY OF Rendall           §

This instrument was acknowledged before me on the 27 day of January, 2022,  
by KEVIN KOETHER the General manager of  
CORDILLERA RANCH PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit  
corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions	Document No. 0115243, Volume 507 in Page 538
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 1	Document No. 0116660, Volume 513 in Page 635
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 2	Document No. 0116661, Volume 513 in Page 651
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions	Document No. 0116816, Volume 514 in Page 179
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 3	Document No. 0118388, Volume 520 in Page 570
First Amendment to Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions	Document No. 0128894, Volume 572 in Page 524
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 4	Document No. 0119743, Volume 526 in Page 309
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 5	Document No. 0122537, Volume 539 in Page 719
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 6	Document No. 0123535, Volume 545 in Page 1
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 7	Document No. 0123519, Volume 553 in Page 741
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 7B	Document No. 0127020, Volume 562 Page 833
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 7C,	Document No. 0129133, Volume 573 in Page 874
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 8A	Document No. 0127021, Volume 562 in Page 852
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 7D	Document No. 0131203, Volume 584 in Page 365
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 9	Document No. 034078, Volume 598 in Page 716
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 10	Document No. 0137753, Volume 615 in Page 765

Second Amendment to Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions	Document No. 0147429, Volume 657 in Page 94
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 11	Document No. 0141656, Volume 631 in Page 286
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 12	Document No. 0144843, Volume 645 in Page 181
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 14	Document No. 0148072, Volume 659 in Page 870
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for 149 Acre River Tract	Document No. 0148894, Volume 663 in Page 656
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 104-A	Document No. 0158867, Volume 717 in Page 617
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 104-B	Document No. 00164189, Volume 746 in Page 1
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 104-C	Document No. 00175810, Volume 812 in Page 302
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 8C	Document No. 00188287, Volume 881 in Page 92
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 190	Document No. 00203175, Volume 962 in Page 263
Supplemental Declaration to Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions of Cordillera Ranch Subdivision Units 201, 201B and 202	Document No. 00194483, Volume 915 in Page 443
First Amendment to Supplemental Declaration to Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions of Cordillera Ranch Subdivision Units 201, 201B and 202	Document No. 00195345, Volume 919 in Page 864
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 105-B	Document No. 00215223, Volume 1027 in Page 938
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 106-A	Document No. 00210006, Volume 999 in Page 517
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 106-B	Document No. 00216146, Volume 1033 in Page 418
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 205	Document No. 00215636, Volume 1030 in Page 315
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 105-A	Document No. 00255230, Volume 1249 in Page 414

Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 205-A-1	Document No. 00256402, Volume 1256 in Page 211
Supplemental Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions for Unit 205-A-2	Document No. 00260011, Volume 1276 in Page 605
Community Manual for Cordillera Ranch	Document No. 00262472, Volume 1291 in Page 374
Third Amendment to Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions	Document No. 00273522, Volume 1356 in Page 505
Cordillera Ranch First Supplement to Community Manual	Document No. 00292333, Volume 1465 in Page 805
Cordillera Ranch Second Supplement to Community Manual	Document No. 00298972, Volume 1505 in Page 393
Fourth Amendment to Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions	Document No. 00309782, Volume 1568 in Page 1050
Fifth Amendment to Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions	Document No. 00318049, Volume 1616 in Page 437
Sixth Amendment to Cordillera Ranch Master Declaration of Covenants, Conditions and Restrictions	Document No. 00321700, Volume 1637 in Page 528

**Kendall County  
Darlene Herrin  
Kendall County  
Clerk**

---

**Instrument Number:** 366482

eRecording - Real Property

MISCELLANEOUS

Recorded On: January 27, 2022 04:07 PM

Number of Pages: 6

---

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

Total Recording: \$42.00

---

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

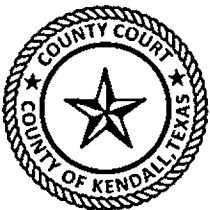
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 366482  
Receipt Number: 20220127000059  
Recorded Date/Time: January 27, 2022 04:07 PM  
User: Paula P  
Station: cclerk06

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**STATE OF TEXAS  
COUNTY OF**

**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 Kendall County, Texas.**

Darlene Herrin  
Kendall County Clerk  
Kendall County, TX

*Darlene Herrin*