

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE****for****GRAND VIEW RANCH PROPERTY OWNERS ASSOCIATION, INC.**

**STATE OF TEXAS**               §  
   §  
**COUNTY OF BANDERA**       §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Grand View Ranch Property Owners Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Bandera County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

**1. Name of the subdivision.**

The name of the subdivisions collectively known as Grand View Ranch are as follows:

Subdivision Name
Grand View Ranch

**2. Name of the association.**

Grand View Ranch Property Owners Association, Inc.

**3. Recording data for the subdivision.**

The recording data in the Plat Records of Bandera County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Grand View Ranch	01/12/2023	Vol 8 Pages 125-130

**4. Recording data for the declaration and any amendments to the declaration.**

The recording data in the Real Property Records of Bandera County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand View Ranch	01/20/2023	256856

**5. Name and mailing address for the association.**

Grand View Ranch Property Owners Association, Inc.  
 c/o C.I.A. Services, Inc.  
 18333 Timber Forest Drive  
 Houston, TX 77348

**6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.**

C.I.A. Services, Inc.  
18333 Timber Forest Drive  
Houston, TX 77348

Telephone: 713-981-9000  
Email: CustomerCare@ciaservices.com

**7. Website address of any internet website on which the association's dedicatory instruments are available.**

www.ciaservices.com

**8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.**

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires

**9. Other information the association considers appropriate.**

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document



affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 25 day of June, 2025.

**Grand View Ranch Property Owners Association, Inc.**  
By: C.I.A. Services, Inc., Managing Agent

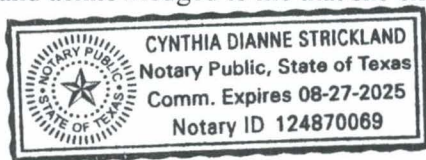
  
Keli Ozuna, Community Manager

STATE OF TEXAS

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COUNTY OF BANDERA

BEFORE ME, the undersigned notary public, on this 25 day of June, 2025 personally appeared Keli Ozuna, Community Manager for C.I.A. Services, Inc., Managing Agent for Grand View Ranch Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



  
Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.  
PO Box 63178  
465 Bear Springs Road  
Pipe Creek, TX 78063-3178

Filed for Record in:  
Bandera County

On: Jun 30, 2025 at 08:28A

As a  
Recording

Document Number: 00270331

Amount 33.00

Receipt Number - 182988

By,  
Elizabeth Moran

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.

STATE OF TEXAS  
COUNTY OF BANDERA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and and page of the official records of:  
Bandera County  
as stamped hereon by me.

Jun 30, 2025

Tandie Mansfield, County Clerk  
Bandera County