

**MANAGEMENT CERTIFICATE  
FOR THE  
HILLS OF BANDERA RANCH PROPERTY OWNERS ASSOCIATION, INC.  
MEDINA COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 209.004)**

**NAME OF SUBDIVISION:**

Hills of Bandera Ranch

**NAME OF ASSOCIATION:**

Hills of Bandera Ranch Property Owners Association, Inc.

**MAILING ADDRESS OF ASSOCIATION:**

11844 Bandera Road #466  
Helotes, Texas 78023

**SUBDIVISION RECORDING DATA:**

- Medina County Plat – Volume 7, Pages 380
- Bandera County Plat – Volume 10, Page 56-62

**RECORDING DATA OF DEDICATORY INSTRUMENTS:**

- 2007 Declaration – Document No. 200706887
- 2015 Correction Instrument – Document No. 2015007467
- 2020 First Amendment to Declaration – Document No. 2020000668
- 2014 Certificate of Management with Bylaws attached - Document No. 2014030325
- 2015 Records Retention Policy - Document No. 2015003263
- 2020 Amended and Restated Architectural & Site Design Guidelines - Document No. 2021000001
- 2015 Procedure for Petitioning The Board of Directors to Amend the Covenants - Document No. 2015007565
- 2015 Guidelines for Alternative Payment Plans - Document No. 2015003262

**PROPERTY MANAGER CONTACT INFORMATION:**

Name:	Hill Country Homeowners Association Management c/o Melissa Gentry
Phone Number:	800-998-6721
Mailing Address:	11844 Bandera Road #466, Helotes, Texas 78023
E-mail Address:	contactus@hillcountryhomeowners.com

**ASSOCIATION'S WEBSITE:**

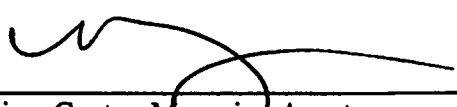
[www.hillcountryhomeowners.com](http://www.hillcountryhomeowners.com)

**PROPERTY TRANSFER FEES:**

- Resale Certificates (Tex. P. Code 207.003 compliant):
- First Request: \$375.00
- Second Request: \$75.00
- Transfer Fees: \$250.00
- Additional products and documents available at [www.HomeWiseDocs.com](http://www.HomeWiseDocs.com)

**OTHER INFORMATION:**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.

  
\_\_\_\_\_  
Melissa Gentry, Managing Agent  
Hills of Bandera Ranch Property Owners  
Association, Inc.

STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §

Before me, the undersigned authority, on this day personally appeared Managing Agent of the Hills of Bandera Ranch Property Owners Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 10<sup>th</sup> day of May, 2022.



  
\_\_\_\_\_  
Notary Public, State of Texas

**Medina County  
Gina Champion  
Medina County  
Clerk**

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**Instrument Number:** 2022004859

eRecording - Real Property

CERTIFICATE

Recorded On: May 06, 2022 03:40 PM

Number of Pages: 3

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

Total Recording: \$30.00

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

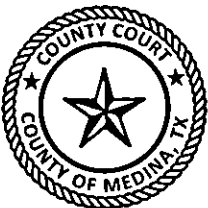
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2022004859  
Receipt Number: 20220506000036  
Recorded Date/Time: May 06, 2022 03:40 PM  
User: Jaylen P  
Station: cccash2

**Record and Return To:**

CSC



**STATE OF TEXAS  
MEDINA 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 Medina County, Texas.**

Gina Champion  
Medina County Clerk  
Medina County, TX