

MANAGEMENT CERTIFICATE
OF
SMILEY RANCH RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer or managing agent of Smiley Ranch Residential Community, 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: Smiley Ranch.
2. The name of the Association: Smiley Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Grayson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Smiley Ranch, recorded under Document No. 20240170514 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Smiley Ranch Residential Community, Inc., c/o Lifetime HOA Management, Attn: Rey Saucedo, 18585 Sigma Road, Suite 104, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Smiley Ranch Residential Community, Inc., c/o Lifetime HOA Management
Mailing Address:	18585 Sigma Road, Suite 104, San Antonio, Texas 78258
Attn:	Rey Saucedo
Telephone Number:	210-504-8484
Email Address:	rey@lifetimehoamanagement.com

7. Website to access the Association's dedicatory instruments: www.lifetimehoamanagement.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 - \$300.00
Transfer Fee - \$200.00
Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

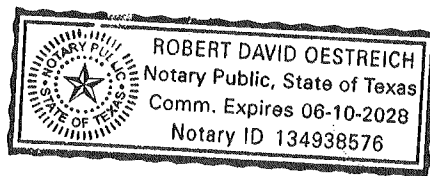
SMILEY RANCH RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation


By: 
Name: Clifton Karam
Title: Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 3 day of September, 2024, by Clifton Karam, President of Smiley Ranch Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Smiley Ranch, recorded under Document No. 20240170514 in the Official Public Records of Bexar County, Texas, as the same may be amended and/or supplemented from time to time.
2. Smiley Ranch Community Manual, recorded under Document No. 20240170775 in the Official Public Records of Bexar County, Texas, as the same may be amended and/or supplemented from time to time.
3. Smiley Ranch Adoption of Working Capital Assessment, recorded under Document No. 20240170788 in the Official Public Records of Bexar County, Texas.

ATTACHMENT 1

SMILEY RANCH RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

File Information

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

Document Number: 20240171007
Recorded Date: September 18, 2024
Recorded Time: 10:12 AM
Total Pages: 5
Total Fees: \$37.00

**** 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: 9/18/2024 10:12 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk