

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
HILL COUNTRY RETREAT COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent for Hill Country Retreat Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Hill Country Retreat.
2. Name of Association: The name of the Association is Hill Country Retreat Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Alamo Ranch—Del Webb Blvd., Unit 1 P.U.D, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9570, Page 212 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Alamo Ranch—Del Webb Blvd., Unit 2 P.U.D, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9576, Page 194 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Del Webb Blvd. Unit 3 (P.U.D.), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9624, Page 40 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Del Webb Blvd Unit 4 (P.U.D), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9706, Page 180 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Del Webb Unit 5 & 6 PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20001,

Page 1668 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. Alamo Ranch Unit 38, P.U.D., a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9576, Pages 207-208 and Volume 9604, Page 192 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. Alamo Ranch Unit 39A, P.U.D., a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9612, Pages 95-97 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Alamo Ranch 39B PH 1 PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9646, Pages 47-48 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- i. Alamo Ranch Unit 39B PH 2, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9665, Pages 163-165 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- j. Alamo Ranch Unit 40A and 45, P.U.D., a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9571, Pages 16-17 and Volume 9619, Page 171 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- k. Alamo Ranch - Unit 40B, P.U.D., a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9575, Pages 12-14 and Volume 9602, Page 221 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- l. Alamo Ranch-Unit 41A, P.U.D., a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9571, Pages 18-19 and Volume 9576, Page 30 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- m. Alamo Ranch-Unit 41B, P.U.D., a subdivision in Bexar County, Texas according to the map or plat thereof recorded in

Volume 9571, Page 20 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.

- n. Alamo Ranch-Unit 41C P.U.D., a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9571, Page 21 and Volume 9574, Page 162 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- o. Alamo Ranch Unit 41D Phase 1 PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9654, Pages 127-128 and Volume 9666, Page 73 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- p. Alamo Ranch Unit 41D Phase 2 PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9677, Pages 115-116 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- q. Alamo Ranch Unit 41D Phase 3 PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9684, Pages 176-177 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- r. Alamo Ranch Unit 44A, P.U.D., a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9571, Pages 22-24 and Volume 9597, Page 178 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- s. Alamo Ranch-Unit 44D Phase 1A, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9598, Page 222 and Volume 9604, Page 100 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- t. Alamo Ranch-Unit 44D Phase 1B, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9605, Page 85 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- u. Alamo Ranch Unit 44D Phase 2A, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9617, Pages 199-201 of the Plat Records of Bexar County,

- Texas, and all amendments to or replats of said maps or plats, if any.
- v. Alamo Ranch Unit 44D Phase 2B PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9670, Pages 71-73 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - w. Alamo Ranch Unit 44D Phase 3A PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9640, Page 7 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - x. Alamo Ranch Unit 44D Phase 3B PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9657, Pages 75-76 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - y. Alamo Ranch - Unit 44E P.U.D., a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9588, Pages 60-62 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - z. Alamo Ranch Unit 46A, P.U.D., a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20002, Pages 1362-1364 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - aa. Alamo Ranch Unit 46B Phase 1, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20001, Pages 1515-1516 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - bb. Alamo Ranch Unit 46B Phase 2, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20002, Pages 116-117 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - cc. Alamo Ranch Unit 46C Ph 1, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9706, Pages 186-187 of the Plat Records of Bexar County,

- Texas, and all amendments to or replats of said maps or plats, if any.
- dd. Alamo Ranch Unit 46C Phase 2, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9727, Pages 150-151 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - ee. Alamo Ranch Unit 48A Ph1, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9661, Pages 119-120 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - ff. Alamo Ranch Unit 48A Ph2, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9672, Pages 121-123 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - gg. Alamo Ranch Unit 48A Ph3, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9700, Pages 50-51 and Volume 20001, Page 273 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - hh. Alamo Ranch Unit 48B, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20001, Pages 1932-1935 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - ii. Alamo Ranch Unit 48C PH 1, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9681, Pages 128-129 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - jj. Alamo Ranch 48C PH 2, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9696, Page 97, of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - kk. Alamo Ranch Unit 48C PH 2-1, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20001, Pages 751-753 of the Plat Records of Bexar County,

Texas, and all amendments to or replats of said maps or plats, if any.

- ll. Alamo Ranch Unit 48C PH 3, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20001, Pages 1228-1230 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- mm. Alamo Ranch Unit 48D (P.U.D.), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9624, Pages 61-62 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- nn. Alamo Ranch Unit 49C Ph 1, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9693, Pages 108-110 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- oo. Alamo Ranch Unit 49C PH 2, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9710, Pages 83-85 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- pp. Alamo Ranch Unit 49C Phase 3, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9728, Pages 15-16 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- qq. Alamo Ranch Unit 53A, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9681, Pages 123- 124 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- rr. Alamo Ranch Unit 54 Phase 1, PUD, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20001, Pages 1552-1555 of the Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions, and Restrictions for Hill Country Retreat.
- (2) Annexation Declaration for Hill Country Retreat, Unit 44A.
- (3) Annexation Declaration for Hill Country Retreat, Unit 40B.
- (4) Annexation Declaration for Hill Country Retreat, Unit 44E.
- (5) Annexation Declaration for Hill Country Retreat, Unit 38.
- (6) Annexation Declaration for Hill Country Retreat, Unit 44D PH 1A.
- (7) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat.
- (8) Supplemental Declaration of Covenants Conditions and Restrictions for Hill Country Retreat Annexing Unit 41D.
- (9) Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat, Alamo Ranch Unit 48A PH 1, PUD.
- (10) Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat, Alamo Ranch Unit 44D Phase 3B PUD.
- (11) Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat, Alamo Ranch Unit 39B PH2, PUD.
- (12) Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat, Alamo Ranch Unit 44D Phase 2B PUD.
- (13) Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat, Alamo Ranch-Del Webb Blvd., Unit 1 P.U.D.
- (14) Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat, Alamo Ranch Unit 49C PH 1, PUD.
- (15) Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat.

Annexed Properties:

- a. Alamo Ranch Unit 48A PH 2, PUD
- b. Alamo Ranch Unit 48A PH 3, PUD
- c. Alamo Ranch Unit 48C PH 1, PUD
- d. Alamo Ranch Unit 53A, PUD
- (16) Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat, Alamo Ranch Unit 46C PH1, PUD.
- (17) Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat, Alamo Ranch Unit 46B Phase 1, PUD.

- (18) Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat, Alamo Ranch Unit 54 Phase 1, PUD.
- (19) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat (Alamo Ranch Unit 48C, Phase 3 PUD)
- (20) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat (Alamo Ranch Unit 46B, Phase 2 PUD).
- (21) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat (Alamo Ranch Unit 48C, Phase 2-1 PUD).
- (22) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat (Alamo Ranch Unit 46C, Phase 2 PUD).
- (23) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Hill Country Retreat.

b. Recording Information:

- (1) Bexar County Clerk's File No. 20070021778.
- (2) Bexar County Clerk's File No. 20070126759.
- (3) Bexar County Clerk's File No. 20070126760.
- (4) Bexar County Clerk's File No. 20080083528.
- (5) Bexar County Clerk's File No. 20080220343.
- (6) Bexar County Clerk's File No. 20080255269.
- (7) Bexar County Clerk's File No. 20090036704.
- (8) Bexar County Clerk's File No. 20110232038.
- (9) Bexar County Clerk's File No. 20140025998.
- (10) Bexar County Clerk's File No. 20140107681.
- (11) Bexar County Clerk's File No. 20140108659.
- (12) Bexar County Clerk's File No. 20140143462.
- (13) Bexar County Clerk's File No. 20140181757.
- (14) Bexar County Clerk's File No. 20160039107.
- (15) Bexar County Clerk's File No. 20160165773.
- (16) Bexar County Clerk's File No. 20160224609.
- (17) Bexar County Clerk's File No. 20190246360.
- (18) Bexar County Clerk's File No. 20190257221.
- (19) Bexar County Clerk's File No. 20210303859.
- (20) Bexar County Clerk's File No. 20210331914.
- (21) Bexar County Clerk's File No. 20210331915.
- (22) Bexar County Clerk's File No. 20210331916.
- (23) Bexar County Clerk's File No. 20220025281.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Hill Country Retreat Community Association, Inc. c/o Capital

Consultants Management Company (CCMC), 4550 Del Webb Blvd., San Antonio, TX 78253.

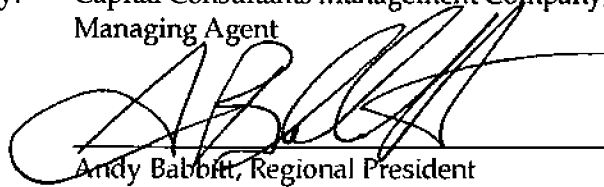
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Company. Address: 4550 Del Webb Blvd., San Antonio, TX 78253. Phone No.: 210.679.0303. Email Address: ccmctx@ccmcnet.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.hcrsatx.com
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 375.00
No Title Sale	\$ 125.00
Resale Trustee/Lender Sale	\$ 125.00
Lender Questionnaire Fee-Standard	\$ 50.00
Lender Questionnaire Fee-Custom	\$ 150.00
Refinance/Lien Estoppel Update	\$ 50.00
Rush Fee	\$ 100.00
Transfer Fee [Declaration Article XIX]	At closing of a residence the transferor (other than Declarant) shall pay a Transfer Fee which shall not exceed one half of one percent (0.5%) of the sales price of the Lot.
New Member Fee Assessment [Declaration Article IX, Section 9.8]	At closing of a residence the seller, grantor, or transferor (other than exempt transfers listed in Section 9.8(d)) will pay a New Member Fee Assessment which shall not exceed the greater of \$1,500.00 or 1/3 of one percent of the Gross Selling Price, with all improvements.

Executed on this 18th day of February, 2022.

HILL COUNTRY RETREAT COMMUNITY
ASSOCIATION, INC.

By: Capital Consultants Management Company,
Managing Agent

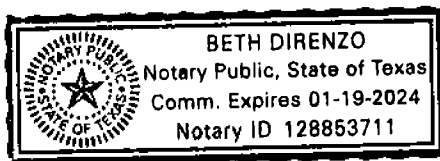


Andy Babbitt, Regional President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 18th day of February, 2022 personally appeared Andy Babbitt, Regional President for Capital Consultants Management Company, Managing Agent for Hill Country Retreat Community 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.





Beth DiRenzo
Notary Public in and for the State of Texas

File Information

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

Document Number: 20220042765
Recorded Date: February 18, 2022
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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: 2/18/2022 2:37 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk