

**MANAGEMENT CERTIFICATE
OF
RANCHES AT SENTINEL PEAK ASSOCIATION, INC.**

The undersigned, being an officer or manager of Ranches at Sentinel Peak Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Ranches at Sentinel Peak
2. The name of the association: Ranches at Sentinel Peak Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Comal County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Ranches at Sentinel Peak, recorded as Document No. 202106047906 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Ranches at Sentinel Peak Association, Inc., c/o The Management Trust, 1 Chisholm Trail, Suite 450, Round Rock, Texas 78681.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

| | | |
|----|-------------------|--|
| | Name: | The Management Trust |
| 1. | Mailing Address: | 1 Chisholm Trail, Suite 450 Round Rock, Texas 78681 |
| | Telephone Number: | 512-234-3320 |
| | Email Address: | katherine.taylor@managementtrust.com |

7. Website for the Association's dedicatory instruments: www.my.managementtrust.com
8. Amount and description of fees related to property transfer in the subdivision:

Working Capital Assessment - \$2,000.00

Transfer Fee - \$200.00.

Resale Certificate Fee - \$360.00.

[SIGNATURE PAGE FOLLOWS]

This certificate is effective as of the 1 day of August, 2022.

RANCHES AT SENTINEL PEAK ASSOCIATION, INC.,
a Texas nonprofit corporation

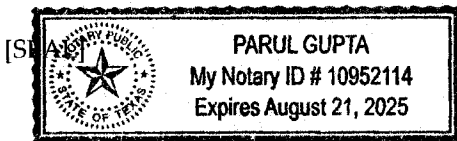
By: [Signature]

Name: SEAN FRATES

Title: DIVISION PRESIDENT

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on 23 day of Aug., 2022, by
Sean Frates, the Division President of Ranches at Sentinel Peak Association, Inc., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: avaldes@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Ranches at Sentinel Peak, recorded as Document No. 202106047906 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time.
2. Ranches at Sentinel Peak Adoption of Working Capital Assessment, recorded as Document No. 202106048831 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time.
3. Ranches at Sentinel Peak Design Guidelines, recorded as Document No. 202106048933 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time.
4. Ranches at Sentinel Peak Community Manual, recorded as Document No. 202106049532 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time.
5. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Ranches at Sentinel Peak, recorded as Document No. 202106064461 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time.
6. Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Ranches at Sentinel Peak, recorded as Document No. 202106047906 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time.
7. Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Ranches at Sentinel Peak, recorded as Document No. 202206021296 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time.
8. Standalone Restrictive Covenant for Ranches Sentinel Peak, recorded as Document No. 202206025082 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/24/2022 08:44:10 AM
LAURA 3 Pages(s)
202206038163



Bobbie Koepp

Attachment 1

MANAGEMENT CERTIFICATE
RANCHES AT SENTINEL PEAK