

AMNEDED AND RESTATED MANAGEMENT CERTIFICATE
OF
CANYON RANCH RESIDENTIAL COMMUNITY, INC.

THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF CANYON RANCH RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 202506025351, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

The undersigned, being an officer of Canyon Ranch Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Canyon Ranch.
2. The name of the Association: Canyon Ranch Residential Community, 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 Canyon Ranch Master Covenant [Residential] recorded as Document No. 202506025264 in the Official Public Records of Comal County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment I to this Management Certificate.
5. The name and mailing address of the Association: Canyon Ranch Residential Community, Inc., c/o Property Management Professionals;
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: CANYON RANCH RESIDENTIAL COMMUNITY, INC.
Mailing Address: c/o CCMC
7800 N. Dallas Parkway, Suite 450
Plano, Texas 75024
Attn: Andy Babbit
Telephone Number: 469-246-3500
Email Address: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments: <https://ccmcnet.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 - \$1,200.00.

Resale Trustee/Lender Sale - \$375.00

Returned Payment Fee - \$30.00

Lender Questionnaire (Standard Format) - \$200.00

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Lender Questionnaire (Custom Format) - \$300.00

Refinance/Lien Estoppel - \$200.00

Resale Disclosure/Lien Estoppel - \$375.00 per package

Account Setup Fee - \$100.00

Resale Disclosure Update - \$75.00

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

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

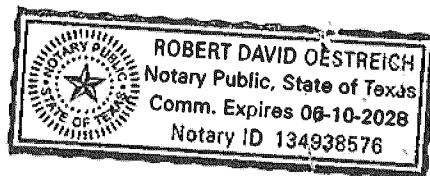
CANYON RANCH RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: *Nick Vela*
Name: Nick Vela
Title: Authorized Agent

THE STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on 4 day of November, 2025, by
Nick Vela, the Authorized Agent of Canyon Ranch Residential Community, Inc.,
a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
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

CANYON RANCH RESIDENTIAL COMMUNITY, INC.
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ATTACHMENT 1

1. Canyon Ranch Master Covenant [Residential] recorded under Document No. 202506025264, in the Official Public Records of Comal County, Texas.
2. Canyon Ranch Development Area Declaration [Residential] recorded under Document No. 202506025271, in the Official Public Records of Comal County, Texas.
3. Canyon Ranch Adoption of Working Capital Assessment [Residential] recorded under Document No. 202506025272 in the Official Public Records of Comal County, Texas.
4. Canyon Ranch Community Manual recorded under Document No. 202506025279 in the Official Public Records of Comal County, Texas.
 - a. Canyon Ranch First Supplement to Community Manual [Legislative and Bylaws] recorded under Document No. 202506035585 in the Official Public Records of Comal County, Texas.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/06/2025 09:14:44 AM
PRISCILLA 4 Pages(s)
202506035628



Bobbie Koepp