

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
BANDERA FALLS PROPERTY OWNER'S ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF BANDERA §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Bandera Falls Property Owner's Association, a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Bandera County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as "Bandera Falls" are as follows:

Subdivision Name
Bandera Falls

2. Name of the association.

Bandera Falls Property Owner's Association

3. Recording data for the subdivision.

The recording data in the Plat Records of Bandera County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Bandera Falls	01/12/1948	Vol 498, Page 36

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Bandera County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Supplemental Declaration of Covenants, conditions and Restrictions for Bandera Falls Subdivision of Bandera County, Texas	01/21/1999	0111662
Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bandera Falls Subdivision of Bandera County, Texas	11/25/2013	00202054
First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bandera Falls Subdivision of Bandera count, Texas	01/22/2018	00223501

5. Name and mailing address for the association.

Bandera Falls Property Owner's Association
 c/o C.I.A. Services, Inc.
 4204 Gardendale St. Suite 305
 San Antonio, TX 78229

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
 4204 Gardendale St. Suite 305
 San Antonio, TX 78229

Telephone: 210-490-0000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$175	Collected at closing if the property actually transfers
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$100	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$100	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$240	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$75	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$150	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires

9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 4 day of April, 2022.

Bandera Falls Property Owner's Association

By: C.I.A. Services, Inc., Managing Agent


Brandi Brack, Community Manager

STATE OF TEXAS

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COUNTY OF BANDERA

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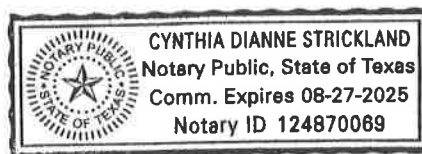
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BEFORE ME, the undersigned notary public, on this 4th day of April, 2022 personally appeared Brandi Brack, Community Manager for C.I.A. Services, Inc., Managing Agent for Bandera Falls Property Owner's Association, known to me to be the person whose 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.


Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178



Filed for Record in:
Bandera County

On: Apr 11, 2022 at 09:49A

As a
Recording

Document Number: 00251746

Amount 34.00

Receipt Number - 163357

By,
Elizabeth Morgan

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.

STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this
instrument was filed on the date and
time stamped hereon by me and was
duly recorded in the volume and
and page of the official records of:
Bandera County
as stamped hereon by me.

Apr 11, 2022

Tandie Mansfield, County Clerk
Bandera County

