

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
LEWIS RANCH PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
 COUNTY OF COMAL §

The undersigned, being the President of Lewis Ranch Property Owners Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Lewis Ranch
2. Name of Association: Lewis Ranch Property Owners Association
3. Recording Data for the Subdivision: Deed and Plat Records of Comal County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Plat – Lewis Ranch Unit 1	9706003273	12	83-85
Amending Plat of Lewis Ranch Unit 1 Lots 1R and 2R Planned Unit Development	9806028429	12	354
Plat – Lewis Ranch, Unit 2	9706025624	12	212-213
Amending Plat of Lewis Ranch Unit 2	9906016756		
Replat and Subdivision Amending Plat – Lewis Ranch Unit 2 establishing Lots 67R & 70	9806028430	12	355
Affidavit of Clerical Error in Replat and Subdivision Plat pertaining to Lots 67R & 70, Block 1, Lewis Ranch, Unit 2	9906003993		
Amending Plat of Lewis Ranch, Unit 2 Lots 33 thru 39, Block 1	9906004286		
Plat – Lewis Ranch Unit 3	9806028432	12	356

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Comal County, Texas

Covenants, Conditions, and Restrictions	Document Number
Declaration of Covenants, Conditions and Restrictions for The Lewis Ranch for The Lewis Ranch Property Owners Association	9706014603

First Amendment to Declaration of Covenants, Conditions and Restrictions for The Lewis Ranch for The Lewis Ranch Property Owners Association	9806000475
Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Lewis Ranch for The Lewis Ranch Property Owners Association	9806030108
Third Amendment to Declaration of Covenants, Conditions and Restrictions for The Lewis Ranch for The Lewis Ranch Property Owners Association	200906022792
Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for The Lewis Ranch and The Lewis Ranch Property Owner's Association	200006012093
Articles and Bylaws	Document Number
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Articles of Incorporation of Lewis Ranch Property Owners Association First Amended Bylaws of Lewis Ranch Property Owners Association, a Texas non-profit corporation	202106053636
Policies, Resolutions, and Guidelines	Document Number
Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: E-Mail Registration Policy, Records Retention and Destruction Policy, Policy for Open Board Meetings, and Collection and Payment Plan Policy	201206041208
Affidavit in Compliance with Tex. Prop. Code § 202.006, with attached: Lewis Ranch Property Owners Association Resolution Adopting: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, Swimming Pool Enclosures Policy, and Association Contracts and Solicitation of Bids Policy	202106046244
Affidavit in Compliance with Tex. Prop. Code § 202.006, with attached: Lewis Ranch Property Owners Association Resolution Adopting Board Hearing Policy and Architectural Review Policy	202106060313

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee	\$250.00
Resale Certificate (Update)	\$50.00
Resale Delivery Fee	\$25.00
Transfer Fee Due at Time of Closing	\$75.00

6. Mailing Address for the Association:

Lewis Ranch Property Owners Association
25986 Bent Bluff
New Braunfels, Texas 78132

7. Association Management or Representative and Contact Information:

Lewis Ranch Property Owners Association
c/o Donna Basse, Treasurer
25986 Bent Bluff
New Braunfels, Texas 78132
210-601-6963 Phone
Sbasse5472@aol.com

8. Association Website:
www.lewisranchpoa.com

Executed on this 23 day of NOVEMBER, 2021.

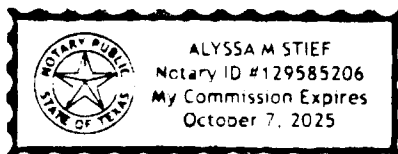
LEWIS RANCH PROPERTY OWNERS
ASSOCIATION

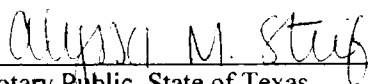
By:


RICK MATTHEWS, President

STATE OF TEXAS §
COUNTY OF Comal §

BEFORE ME, the undersigned notary public, on this 23 day of November, 2021, personally appeared RICK MATTHEWS, President of LEWIS RANCH PROPERTY OWNERS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
Thurman & Phillips, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: 210-341-2020

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/23/2021 02:30:30 PM
CHRISTY 3 Pages(s)
202106060535**



