

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

LVR PROPERTY OWNERS ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

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 LVR Property Owners 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 Gillespie 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 Loma Vista Ranch are as follows:

Subdivision Name
Loma Vista Ranch Section 1
Loma Vista Ranch Section 2
Loma Vista Ranch Section 3
Loma Vista Ranch Section 4

2. Name of the association.

LVR Property Owners Association

3. Recording data for the subdivision.

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

Plat Name	Filing Date	Clerk File Number
Loma Vista Ranch Phase 1	05/24/2021	2021010020
Loma Vista Ranch Phase 2	09/14/2021	2021010044
Loma Vista Ranch Phase 3	07/07/2022	2022010038
Loma Vista Ranch Phase 4	10/05/2022	2022010054

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

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

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions and Restrictions for Loma Vista Ranch, Phase 1	05/27/2021	20214021
Declaration of Covenants, Conditions and Restrictions for Loma Vista Ranch, Phase 2	09/14/2021	20217042
Declaration of Covenants, Conditions and Restrictions for Loma	07/08/2022	20224831

Vista Ranch, Phase 3		
Declaration of Covenants, Conditions and Restrictions for Loma Vista Ranch, Phase 4	10/10/2022	20227029
Annexation Affidavit and Amended Declaration of Covenants, Conditions and Restrictions	09/27/2023	20235521

5. Name and mailing address for the association.

LVR Property Owners Association
c/o C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-3178

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

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

Telephone: 713-981-9000

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	\$325	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$120	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	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	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/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for

		assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & 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 14 day of April, 2026.

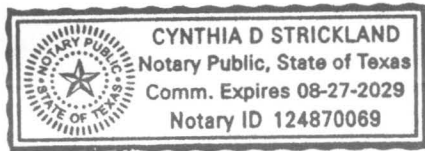
LVR Property Owners Association
By: C.I.A. Services, Inc., Managing Agent




Brandi Brack, Community Manager

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

BEFORE ME, the undersigned notary public, on this 14th day of April, 2026 personally appeared Brandi Brack, Community Manager for C.I.A. Services, Inc., Managing Agent for LVR Property Owners 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



VG-297-2026-20262121

Gillespie County
LINDSEY BROWN
Gillespie County Clerk

Instrument Number: 20262121

Recorded On: April 20, 2026 03:01 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 20262121
Receipt Number: 20260420000032
Recorded Date/Time: April 20, 2026 03:01 PM
User: Fabiola I
Station: DELLGVNFHQ2

Record and Return To:

CIA Services, Inc.
465 Bear Springs Rd.
Pipe Creek TX 78063



**STATE OF TEXAS
Gillespie County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Gillespie County, Texas

LINDSEY BROWN
Gillespie County Clerk
Gillespie County, TX