

1. Name of Subdivision: Ranches at Creekside.
2. Name of Association: Ranches at Creekside Property Owners Association.
3. Recording Data for the Subdivision:
  - a) Ranches at Creekside, Unit 4B, a subdivision described in the plat recorded under Document No. 2020-349856, Kendall County Plat Records.
  - b) Ranches at Creekside, being a tract of land containing approximately 306.76 acres, more or less, and being all of the real property described in that certain Special Warranty Deed recorded at Volume 1344, Page 833, Official Public Records of Kendall County, Texas.
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions for Ranches at Creekside, recorded Under Doc. No. 00299936, Official Public Records of Kendall County, Texas.
5. Name and Mailing Address of the Association is: Ranches at Creekside Property Owners Association c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Ranches at Creekside Property Owners Association c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.
8. Email Address to Contact the Association: mgmt-certificatetx@fsresidential.com
9. The Association's website may be found at: <https://ranchesatcreekside.connectresident.com/>

10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
  - b. Rush Fee for Resale Certificate:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
  - d. Transfer Fee: \$340.00.
  - e.
  - f. Refinance Fee: \$150.00
  - g. Rush Fee for Refinance:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - h. Working Capital Fee: \$500.00.

Executed on this the 23 day of October 2023.

RANCHES AT CREEKSIDE PROPERTY  
OWNERS ASSOCIATION

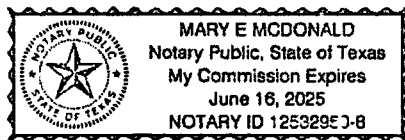
By: K. Rose-Zapp  
Kristie Rose-Zapp, President of FirstService  
Residential San Antonio, LLC

THE STATE OF TEXAS  
COUNTY OF DALLAS

§  
§  
§

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 23 day of October 2023 personally appeared Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC, and Managing Agent of Ranches at Creekside Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Mary E McDonald  
Notary Public in and for the State of Texas

**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

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**Instrument Number:** 384815

eRecording - Real Property

NOTICE

Recorded On: November 15, 2023 01:21 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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

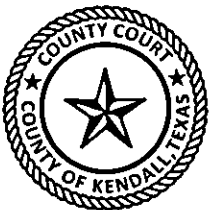
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 384815  
Receipt Number: 20231115000011  
Recorded Date/Time: November 15, 2023 01:21 PM  
User: Christine M  
Station: CCLERK02

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS  
COUNTY OF**

**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 Kendall County, Texas.**

Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*