

**PARTEN RANCH MASTER COMMUNITY, INC.
MANAGEMENT CERTIFICATE**

TREC 195467

The undersigned, being an officer of Parten Ranch Master Community, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

- The name of the subdivision: Parten Ranch.
- The name of the Association: Parten Ranch Master Community, Inc., a Texas nonprofit corporation.
- The recording data for the subdivision: That certain real property in Williamson County, Texas, as described on Exhibit "A" to that certain Parten Ranch Master Covenant, recorded as Doc. No. 18013872, Official Public Records of Williamson County, Texas.
- The recording data for the Declaration with any amendments and/or supplements to the Covenant: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
- The name and mailing address of the Association: Parten Ranch Master Community, Inc., c/o KiTH Management Services, PO Box 700443, San Antonio, TX 78270.
- The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	KiTH Management Services
Attn:	Denise Gehrmann-Jimenez
Mailing Address:	PO Box 700443, San Antonio, TX 78270
Telephone Number:	210-585-2386
Email Address:	info@kithmanagement.com

- Website to access the Association's dedicatory instruments:
www.partenranchhoa.nabrnetwork.com
- Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00
Transfer Fee - \$175.00
Resale Certificate Fee - \$265.00

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.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT "A"
PARTEN RANCH MASTER COMMUNITY, INC.
MANAGEMENT CERTIFICATE

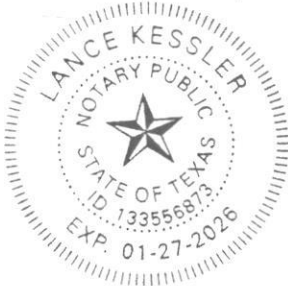
PARTEN RANCH MASTER COMMUNITY, INC., a Texas
nonprofit corporation

By: DCP
Name: Denise G. Jimenez
Title: Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me this 19 day of March 2024 by Denise Gehrmann-Jimenez, Authorized Agent of Parten Ranch Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
Kith Management Services
PO Box 700443
San Antonio, TX 78270

All prior recorded Management Certificates are superseded by this recorded Management Certificate. Before purchasing, prospective buyers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate from the Managing Agent.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION. NO PERSON SHOULD RELY SOLELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO PROPERTY IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

EXHIBIT "A"
PARTEN RANCH MASTER COMMUNITY, INC.
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Parten Ranch Master Covenant [Residential], recorded on April 23, 2018 as Document No. 18013872, Official Public Records of Hays County, Texas.
2. Parten Ranch- Community Manual, recorded on April 24, 2018 as Document No. 18014121, Official Public Records of Hays County, Texas.
3. Parten Ranch- Design Guidelines [Residential], recorded on April 24, 2018 as Document No. 18014108, Official Public Records of Hays County, Texas.
4. Parten Ranch - First Amendment to Design Guidelines [Residential], recorded on July 23, 2018 as Document No. 18026018, Official Public Records of Hays County, Texas.
5. Parten Ranch - Adoption of Working Capital Assessment, recorded on April 24, 2018 as Document No. 18014139, Official Public Records of Hays County, Texas.
6. Parten Ranch - Community Enhancement Covenant [Residential], recorded on April 24, 2018 as Document No. 18014104, Official Public Records of Hays County, Texas.
7. Parten Ranch- Development Area Declaration, recorded on April 24, 2018 as Document No. 18014099, Official Public Records of Hays County, Texas.
8. Parten Ranch - Notice of Applicability [Phase 1], recorded on April 24, 2018 as Document No. 18014149, Official Public Records of Hays County, Texas.
9. Parten Ranch - Ratification of Master Covenant, recorded on March 03, 2019 as Document No. 19007709, Official Public Records of Hays County, Texas.
10. Parten Ranch - Non-Material Correction Instrument, recorded on March 14, 2019 as Document No. 19007710, Official Public Records of Hays County, Texas.
11. Parten Ranch - Notice of Applicability [Phase 2], recorded on November 13, 2019 as Document No. 19041582, Official Public Records of Hays County, Texas.
12. Parten Ranch - Notice of Applicability [Phase 5], recorded on June 28, 2021 as Document No. 21034459, Official Public Records of Hays County, Texas.
13. Parten Ranch - First Supplement to Community Manual, recorded on April 14, 2021 as Document No. 21018564, Official Public Records of Hays County, Texas.
14. Parten Ranch - Second Supplement to Community Manual, recorded on February 07, 2022 as Document No. 22005677, Official Public Records of Hays County, Texas.

15. Parten Ranch - Notice of Withdrawal of Land, recorded on November 15, 2022 as Document No. 22052914, Official Public Records of Hays County, Texas.

16. Parten Ranch - Termination of WTCPUA Tract Design Guidelines, recorded on November 15, 2022 as Document No. 22052915, Official Public Records of Hays County, Texas.

17. Parten Ranch - Supplement to Community Manual [Pool Rules], recorded on June 14, 2023 as Document No. 23021371, Official Public Records of Hays County, Texas.

18. Parten Ranch - Amended and Restated Policies Adopted Pursuant to the 2023 Legislative Session, recorded on December 18, 2023 as Document No. 23046301, Official Public Records of Hays County, Texas.

19. Parten Ranch - Supplement to Community Manual [Playground Rules], recorded on December 18, 2023 as Document No. 23046299, Official Public Records of Hays County, Texas.

THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

24012599 CERTIFICATE

04/05/2024 02:03:05 PM Total Fees: \$37.00

 Elaine H. Cardenas

Elaine H. Cardenas, MBA, PhD, County Clerk
Hays County, Texas