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**AMENDED AND RESTATED MANAGEMENT CERTIFICATE**  
*for*  
**7H RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned being the President of the Board of Directors for 7H Ranch Property Owners' Association, (the "Association"), a Texas non-profit corporation, submits the following information pursuant to Section 209.004 (Management Certificates) of the Texas Property Code (TPC). This instrument supersedes any prior Management Certificate(s) filed by 7H Ranch Property Owners' Association, Inc.

1. NAME OF SUBDIVISION: **Seven Hills Ranch (AKA Canham Ranch)**
2. NAME OF THE ASSOCIATION: **7H Ranch Property Owners Association, Inc.**  
Certificate of Incorporation Filing # 800212493, Office of the Texas Secretary of State, June 10, 2003.
3. RECORDING DATA FOR SUBDIVISION: Doc # 200306020280, VOL. 14, PAGE 246, et seq., Deed and Plat Records of Comal County, TX - June 6, 2003.
4. RECORDING DATA FOR DECLARATION:  
NAME OF INSTRUMENT: Declaration of Covenants, Conditions and Restrictions for the Seven Hills Ranch Property Owners Association. (DCCRs)  
RECORDING INFORMATION: DCCRs recorded June 13, 2003, in the Official Records of Comal County, Texas, Document No. 200306021326, together with any other subsequent amendments and filings listed in Item #9 on Page 2.
5. NAME AND MAILING ADDRESS OF THE ASSOCIATION: **7H Ranch Property Owners Association  
24826 Creek Loop  
San Antonio, Texas 78266**
6. THE MAIL & EMAIL ADDRESS, PHONE #, AND DESIGNATED MANAGEMENT REPRESENTATIVE OF THE ASSOCIATION: **John Zunker, c/o 7H RANCH POA, 24826 Creek Loop, San Antonio, TX 78266**  
PHONE NUMBER: **(210) 880-9864 or (210) 982-6845**  
EMAIL ADDRESS: [president@7hillsranch.com](mailto:president@7hillsranch.com) or [7hillsranchpropertyownersassociation@easyhoa.email](mailto:7hillsranchpropertyownersassociation@easyhoa.email)
7. WEBSITE WHERE DEDICATORY INSTRUMENTS AND OTHER DOCUMENTS ARE AVAILABLE FOR VIEWING: [www.7hillsranch.com](http://www.7hillsranch.com) and/or <https://easyhoa.website/7hillsranchpropertyownersassociation>
8. THE AMOUNT AND DESCRIPTION OF A FEE OR FEES CHARGED BY THE ASSOCIATION RELATING TO A PROPERTY TRANSFER IN THE SUBDIVISION, AND OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:
  - a. **\$ 175.00 – Resale Disclosure (TREC Form) Package.** Includes Resale certificate delivery service in accordance with TPC Sec. 207.003. (Governing document files sent via email; no copies provided.)
  - b. **\$ 75.00 – Special Handling / Rush Fee.** (Expedites delivery - by special request and availability.)
  - c. **\$ 55.00 – Updated Resale Disclosure.** (Applies only to the party requesting the original resale certificate within 180 days.)
  - d. Prospective purchasers should examine the governing documents (DCCRs, subdivision plat, resolutions & other filings of the Association) together with obtaining the official Resale Certificate.
  - e. Buyers are encouraged to perform an independent comprehensive inspection of the properties (lot, home & subdivision) prior to purchase. For more info, contact: [secretary@7hillsranch.com](mailto:secretary@7hillsranch.com).

9. OTHER GOVERNING DOCUMENTS RECORDED IN THE COUNTY CLERKS OFFICE IN COMAL COUNTY, TEXAS:

Description	Document Number	Filing Date
a. Plat (PLAT) – Canham Ranch 1	200306020280	06/06/2003
b. DCC&Rs	200306021326	06/13/2003
c. First Amendment to the DCCRs.	200306023095	06/27/2003
d. Roadway Deed	200306027644	07/31/2003
e. 7H Ranch Articles of Incorporation	200506027680	07/28/2005
f. First Fully Restated By-Laws	200506027680	07/28/2005
g. Second Amendment to the DCCRs.	200506027680	07/28/2005
h. Vacate and Replat (PLVR) – CR 1, Lots 76R & 77R	200506035137	09/16/2005
i. Waiver of Declarant’s Veto Power.	200906038744	11/03/2009
j. Record Production Policy.	201306033851	06/09/2013
k. Complaints to the Board.	201306036046	08/23/2013
l. Appeals to the Board.	201306036047	08/23/2013
m. Payment Plan Policy.	201306036048	08/23/2013
n. Document Retention Policy.	201306036049	08/23/2013
o. Covenant Enforcement.	201306041461	09/30/2013
p. Guidelines for Solar Energy Devices.	201406038050	10/25/2014
q. Policy for Surveillance Cameras.	201706024536	05/12/2017
r. Election Policy and Procedures.	201706054794	12/19/2017
s. Waste Receptacle Resolution.	201906037470	10/18/2019
t. Vacate and Replat (PLVR) – Canham Ranch 1, Lot 37R	202306003731	02/06/2023
u. Vacate and Replat (PLVR) – Canham Ranch 1, Lot 69R	202306003736	02/06/2023
v. First Amendment to First Fully Restated By-Laws	202506039928	12/18/2025

The purpose of this Management Certificate is to provide information sufficient for a title company or others to contact the Association. This instrument does not purport to identify every publicly recorded document affecting the Subdivision or to report every piece of information pertinent to the Subdivision.

For the Board of Directors,

**7H Ranch Property Owners’ Association, Inc.**

Executed on this **22nd** day of **January**, 2026.

By: *John T. Zunker*  
**JOHN T. ZUNKER**, President

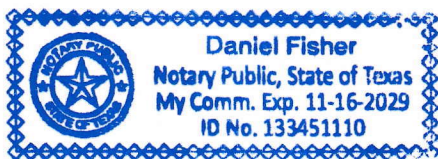
STATE OF TEXAS §  
 COUNTY OF COMAL §

BEFORE ME, a notary public, on this day personally appeared, *John T. Zunker*, known to me to be the President of the Board of Directors of the 7H Ranch Property Owners’ Association, Inc., whose name is subscribed to in the foregoing instrument, declared and acknowledged that the statements herein contained are true and correct.

GIVEN under my hand and seal of office this 22 day of January, 2026.

*Daniel Fisher*  
 Notary Public, State of Texas  
*Daniel Fisher*  
 Printed Name

My commission expires: 11/16/2029



Filed and Recorded  
 Official Public Records  
 Bobbie Koeppe, County Clerk  
 Comal County, Texas  
 01/22/2026 01:26:16 PM  
 NANCY 2 Page(s)  
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*Bobbie Koeppe*