

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**ANNABELLE RANCH HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for Annabelle Ranch Homeowners Association, Inc., a nonprofit 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:                     Annabelle Ranch Unit 1
2.     Name of Association:                     Annabelle Ranch Homeowners Association, Inc.
3.     Recording Data for the Subdivision:     Deed and Plat Records of Bexar County, Texas

Plat	Document Number	Volume	Pages
Replat and Subdivision Plat establishing Annabelle Ranch Unit 1	20200101481	20001	2087-2089

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

Document Description	Document Number
Annabelle Ranch Declaration of Covenants, Conditions, Easements and Restrictions	20200114912
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Bylaws of Annabelle Ranch Homeowners Association, Inc.	2020019648

5.     Documents being recorded with this Certificate: Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

*Certificate of Filing and Certificate of Formation of  
 Annabelle Ranch Homeowners Association, Inc.*

The documents attached hereto are subject to being supplemented, amended or changed by the Association.

6. Name and Mailing Address for the Association:

Annabelle Ranch Homeowners Association, Inc.  
c/o CT Corporation  
P.O. Box 803555  
Dallas, TX 75350

7. The name and mailing address for the person or entity managing the Association:

RealManage  
12500 San Pedro Avenue, Suite 325  
San Antonio, Texas 78216

8. Other information for the Association:

210-798-9956 Phone  
210-866-919-5696 Fax  
ANNRANCH@CiraMail.com

Executed on this 20<sup>th</sup> day of August, 2020.

ANNABELLE RANCH HOMEOWNERS ASSOCIATION, INC.

By: REALMANAGE

By: *Carolyn Thacker*  
CAROLYN THACKER, Director of Community  
Community Association Management – San Antonio  
RealManage, Managing Agent

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

BEFORE ME, the undersigned notary public, on this 20<sup>th</sup> day of August, 2020, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for ANNABELLE RANCH HOMEOWNERS ASSOCIATION, INC., 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.

*Jeanette B. Lowry*  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:  
Michael B. Thurman  
THURMAN & PHILLIPS, P.C.  
4093 De Zavala Road  
Shavano Park, Texas 78249



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20200194343  
**Recorded Date:** August 24, 2020  
**Recorded Time:** 4:19 PM  
**Total Pages:** 3  
**Total Fees:** \$30.00

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

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 8/24/2020 4:19 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk