



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
MOUNTAIN SPRINGS RANCH PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

The undersigned, being the President and Managing Agent for Diamond Association Management and Consulting, the property manager for Mountain Springs Ranch Property Owners Association, a non-profit 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: Mountain Springs Ranch
2. Name of Association: Mountain Springs Ranch Property Owners Association
3. Recording Data for the Subdivision: Deed and Plat Records of Comal County, Texas

Subdivision Name / Unit Number	Volume	Page
Plat – Mountain Springs Ranch, Unit One	14	343-348
Amendment to Plat – The Vistas at Mountain Springs Ranch, Unit One [creates Lot 122R]	14	349-352
Plat – Mountain Springs Ranch, Unit Two	15	129-141
Amendment to Plat – Mountain Springs Ranch, Unit Two [creates Lot 289R]	Doc # 200506040531	
Plat – Mountain Springs Ranch, Unit Three	15	335-347
Plat – The Estates at Mountain Springs Ranch	15	142-144
Plat – The Hills at Mountain Springs Ranch	15	368-373
Plat – The Ridge at Mountain Springs Ranch	15	145-148

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

Covenants, Conditions and Restrictions	Document Number
Declaration of Covenants, Conditions and Restrictions for MOUNTAIN SPRINGS RANCH	200406003365
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Springs Ranch UNIT ONE	200406003366
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Springs Ranch UNIT TWO	200506005158

Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Springs Ranch UNIT THREE	200506043479
Supplemental Declaration of Covenants, Conditions and Restrictions for THE ESTATES AT MOUNTAIN SPRINGS RANCH	200506005159
Supplemental Declaration of Covenants, Conditions and Restrictions for THE HILLS AT MOUNTAIN SPRINGS RANCH	200506044691
Supplemental Declaration of Covenants, Conditions and Restrictions for THE RIDGE AT MOUNTAIN SPRINGS RANCH	200506005160
Supplemental Declaration of Covenants, Conditions and Restrictions for THE VISTAS AT MOUNTAIN SPRINGS RANCH UNIT ONE	200406003365
Bylaws	Document Number
By-Laws of Mountain Springs Ranch Property Owners Association	200606051884
Amendment to the By-Laws of Mountain Springs Ranch Property Owners Association [regarding Election and Term of Office]	200606051885
Affidavit in Compliance with Tex. Prop. Code § 202.006, with attached: Resolution of the Board of Directors of Mountain Springs Ranch Property Owners Association (Dated 12 March, 2019) [decreases Board from 7 to 5 directors]	201906008449
Policies, Resolutions, Guidelines	Document Number
Resolution of the Board of Directors of Mountain Springs Ranch Property Owners Association, Inc. [Violations to the Declaration, Remedies for Non-Payment of Assessments]	200806008930
Resolution of the Board of Directors of Mountain Springs Ranch Property Owners Association, Inc., Comal County, Texas [regarding Utility Lines, Exterior Construction, Propane Tanks, and Vehicles]	200906029653
Resolution of the Board of Directors of Mountain Springs Ranch Property Owners Association, Inc., Comal County, Texas [Conflict of Interest]	201006032939
Amendment of Rules and Regulations of Mountain Springs Ranch Property Owners Association [includes: Flags, Solar Energy Devices, Rain Barrels and Rainwater Harvesting Systems, Religious Displays, Record Production, Record Retention, Payment Plans, Voting, Transfer Fees, Email Addresses]	201206003586
Mountain Springs Ranch Property Owners Association Violations Operational Guidelines and Fine Policy; and Mountain Springs Ranch Compliance Committee Charter	201406008808
Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: Mountain Springs Ranch Property Owners Association Violation Operational Guidelines and Fine Policy (Dated June 25, 2018)	201806033259
Affidavit in Compliance with Tex. Prop. Code § 202.006, with attached: Mountain Springs Ranch Property Owners Association Architectural and Site Design Guidelines (Revised July 22, 2019)	201906026747

Affidavit in Compliance with Tex. Prop. Code § 202.006, with attached: Mountain Springs Ranch Property Owners Association Pool Reopening Proposal (June 4, 2020)	202006028610
Affidavit in Compliance with Tex. Prop. Code § 202.006, with attached: Mountain Springs Ranch Property Owners Association Resolution Adopting: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Swimming Pool Enclosures Policy, Security Measures Policy, and Association Contracts and Solicitation of Bids Policy	202106056403

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee \$175.00 (Optional)
Transfer Fee Due at Time of Closing \$175.00

6. Mailing Address for the Association:

Mountain Springs Ranch Property Owners Association
14603 Huebner Road, Building 40
San Antonio, Texas 78230

7. Association Management or Representative and Contact Information:

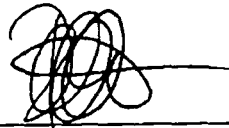
Diamond Association Management and Consulting
14603 Huebner Road, Building 40
San Antonio, Texas 78230
210-561-0606 Phone
210-690-1125 Fax
resales@damctx.com

8. Association Website:

www.msrapoa.com

Executed on this 29 day of October, 2021.

MOUNTAIN SPRINGS RANCH PROPERTY OWNERS
ASSOCIATION

By: 

RODNEY HERRERA, President and
Managing Agent, Diamond Association
Management and Consulting

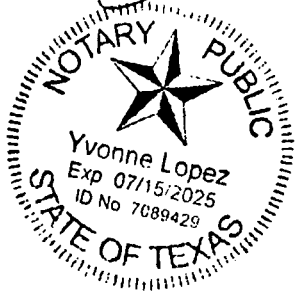
STATE OF TEXAS §
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COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 29 day of October, 2021, personally appeared RODNEY HERRERA, President and Managing Agent of Diamond Association Management and Consulting on behalf of MOUNTAIN SPRINGS RANCH PROPERTY OWNERS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
Thurman & Phillips, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: 210-341-2020



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/01/2021 10:18:28 AM
CASHFOUR 4 Page(s)
202106056652

 *Bobbie Koepf*