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

THE STATE OF TEXAS §  
§  
COUNTY OF COMAL §

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, Texas – June 6, 2003.
- 4. RECORDING DATA FOR ASSOCIATION DECLARATION (CCRs).  
NAME OF INSTRUMENT: **Declaration of Covenants, Conditions and Restrictions for the Seven Hills Ranch and for the 7H Ranch Property Owners' Association**  
  
RECORDING INFORMATION: Recorded by the County Clerk in the official records of Comal County, TX.  
Doc # 200306021326 – June 13, 2003, together with any other subsequent filings of records and/or amendments – Listing in Item # 9, below.
- 5. NAME AND MAILING ADDRESS OF THE ASSOCIATION: 7H Ranch Property Owners' Association, Inc.  
24826 Creek Loop  
San Antonio, Texas 78266
- 6. MAILING ADDRESS, TELEPHONE NUMBER, AND E-MAIL ADDRESS OF THE PERSON MANAGING THE ASSOCIATION OR THE ASSOCIATION'S DESIGNATED REPRESENTATIVE: John Zunker  
c/o 7H RANCH POA  
PHONE NUMBER: (210) 982-6845 24826 Creek Loop  
EMAIL ADDRESS: [president@7hillsranch.com](mailto:president@7hillsranch.com) San Antonio, Texas 78266
- 7. WEBSITE ADDRESS ON WHICH THE ASSOCIATION'S DEDICATORY INSTRUMENTS AND OTHER DOCUMENTS ARE AVAILABLE TO PROPERTY OWNERS FOR VIEWING AND FILE DOWNLOAD: [www.7hillsranch.com](http://www.7hillsranch.com).
- 8. FEES CHARGED BY THE ASSOCIATION RELATING TO PROPERTY TRANSFER IN THE SUBDIVISION:
  - a. **\$ 150.00** – Resale Certificate with standard delivery service in accordance with TPC Section 207.003. (*Resale Certificate request forms are available at: [www.7hillsranch.com](http://www.7hillsranch.com).*)
  - b. **\$ 35.00** – Updated Resale Certificate. (*Applies only to the party requesting the original resale certificate within 180 days.*)
  - c. **\$ 50.00** – Special Handling to expedite Resale Certificate delivery. (*By special request and availability.*)

*Prospective purchasers should examine the Declaration (subdivision plat, other governing documents & filings of the Association) together with obtaining an official Resale Certificate. Buyers are also encouraged to perform an independent comprehensive inspection of the properties (lot, home & subdivision) prior to purchase.*

9. OTHER INFORMATION:

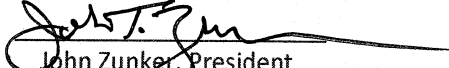
a. Amendments, revisions, policies and other governing documents filed with Comal County, Texas:

Description	Document Number	Filing Date
1) First Amendment to CCRs	200306023095	06/27/2003
2) POA Roadway & Easement Deed	200306027644	07/31/2003
3) Articles of Incorporation	200506027680	07/28/2005
4) Restated 7H Ranch By-Laws	200506027680	07/28/2005
5) Second Amendment to the CCRs	200506027680	07/28/2005
6) Waiver of Declarant's Veto Power	200906038744	11/03/2009
7) Record Production Policy	201306033851	06/09/2013
8) Management Certificate	201306033850	08/09/2013
9) Complaints to the Board	201306036046	08/23/2013
10) Appeals to the Board	201306036047	08/23/2013
11) Payment Plan Policy	201306036048	08/23/2013
12) Document Retention Policy	201306036049	08/23/2013
13) Covenant Enforcement	201306041461	09/30/2013
14) Guidelines for Solar Energy Devices	201406038050	10/25/2014
15) Policy for Surveillance Cameras	201706024536	05/12/2017
16) Election Policy and Procedures	201706054794	12/19/2017
17) Waste Receptacle Resolution	201906037470	10/18/2019

b. In the event of an unintended conflict between governing documents and applicable TPC law – Texas Property Code law shall control and the governing documents shall be deemed amended accordingly.

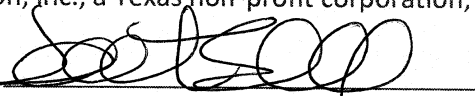
c. Home construction and improvements, including but not limited to fencing, swimming pools, decks, outbuildings, house painting, etc., require a request for approval /plan submission to the Architectural Control Committee (ACC). Unapproved projects are subject to removal at property owners' expense.

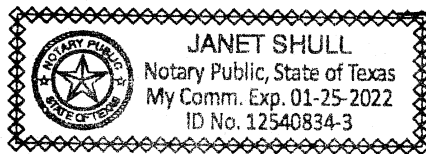
Property Owners' Association Management Certificate for 7H Ranch Property Owners' Association, Inc.

Executed on this the 28th day of OCTOBER, 2021. By:   
John Zunker, President  
Board of Directors


STATE OF TEXAS §  
§  
COUNTY OF COMAL §

This instrument was acknowledged and executed before me on the 28 day of October, 2021, by John Zunker, President of the 7H Ranch Property Owners' Association, Inc., a Texas non-profit corporation, on behalf of said entity for the purpose therein expressed.

  
Notary Public in and for the State of Texas



Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
10/28/2021 12:00:16 PM  
CHRISTY 2 Page(s)  
202106056168

 **Bobbie Koepf**