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**MANAGEMENT CERTIFICATION FOR  
CREEKWOOD RANCHES PROPERTY OWNERS ASSOCIATION, INC.  
COMAL COUNTY**

1. **Name of Subdivision**

Creekwood Ranches, Units No.1, No. 2, No. 3 & No. 4

2. **Name of Association**

Creekwood Ranches Property Owners Association, Inc. A Texas nonprofit corporation.

3. **Subdivision Recording Data (Plats)**

The property governed by the Association includes the following units, each recorded separately in the Plat Records of Comal County, Texas:

**Creekwood Ranches Unit 1** – Plat recorded in Volume 5, Page 175-181, Document No. 158631

**Creekwood Ranches Unit 2** – Plat recorded in Volume 5, Page 198-203, Document No. 162315

**Creekwood Ranches Unit 3** – Plat recorded in Volume 7, Page 75-76, Document No. 226513

**Creekwood Ranches Unit 3** - Plat establishing lots 1R and 2R Curry Estates recorded in Volume 12, Page 154-155, Document No. 9706015075

**Creekwood Ranches Unit 4** – Plat recorded in Volume 8, Page 174-175, Document No. 267821

**Creekwood Ranches Unit 4** – Plat correction in Volume 615, Page 339, Document No. 321073

**Creekwood Ranches Unit 4** - Resubdivision Plat Lots 51A & 51B recorded in Volume 8, Page 311, Document No. 291295

4. **Deed Restrictions Recording Data**

Each unit is subject to its own Declaration of Covenants, Conditions, Restrictions, recorded as follows in the Official Public Records of Comal County, Texas:

**Creekwood Ranches Unit 1 Deed Restrictions** – Volume 255, Page 118, Document No. 159245

**Creekwood Ranches Unit 2 Deed Restrictions** – Volume 272, Page 406, Document No. 172430

**Creekwood Ranches Unit 3 Deed Restrictions** – Volume 366, Page 632, Document No. 236211

**Creekwood Ranches Unit 4 Deed Restrictions** – Volume 478, Page 128, Document No. 271869

**Current Re-Establishment Filing:**

**Re-establishment of Deed Restrictions Unit 1** recorded as Document No. 201806020391

**Re-establishment of Deed Restrictions Unit 2** recorded as Document No. 201806020392

**Re-establishment of Deed Restrictions Unit 3** recorded as Document No. 201806020393

**Re-establishment of Deed Restrictions Unit 4** recorded as Document No. 201806020394

**Additional Notice to Owners and Purchasers**

Owners and prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Creekwood Ranches Property Owners Associations, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. No person should rely on the Management Certificate for anything other than for identifying and contacting the Association.

5. **Association Mailing Address**

Creekwood Ranches Property Owners Association, Inc.  
12000 Summer Meadows  
Spring Branch, TX 78070

6. **Association Contact Information**

Designated Representative/Agent for Notice:  
William F. Banfield III, President  
(210) 240-8387  
[poa@creekwoodranches.com](mailto:poa@creekwoodranches.com)

7. **Association Website**

All governing documents of the Association – including the Declarations for all four units, Bylaws, Assessment and Fines Collection Policy, Fines and Enforcement Policy, Architectural Review Committee (ARC) Rules, Deer Park Rules and Subdivision Rules and Regulations – are available on the Association’s website at:

**[www.creekwoodranches.com](http://www.creekwoodranches.com)**

8. **Fees Related to Property Transfers**

In accordance with Texas Property Code §209.004(a)(8), the Association charges the following fees in connection with the transfer of property.

**Resale Certificate Fee: \$200**

**Transfer Fee: \$200**

**Other applicable fees:** See Association website

For all other fees, including refinance fees, updated resale certificate fees, and fees for additional documents, see the Association’s website.

9. **Execution**

This Management Certificate is executed on this 1<sup>st</sup> day of <sup>April</sup>~~March~~ 2026.

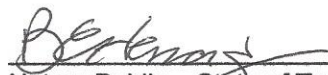
The undersigned, being the President for Creekwood Ranches Property Owners Association, Inc., a non-profit corporation (“Association”) organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association.

  
\_\_\_\_\_  
William F. Banfield III, President  
Creekwood Ranches Property Owners Association, Inc.

STATE OF TEXAS §  
COUNTY OF COMAL §

This instrument was acknowledged and signed before me on this 1 day of <sup>April 2024</sup>~~March, 2025~~ by William F. Banfield III, the Managing Agent of the Creekwood Ranches Property Owners Association on behalf of the Association.



  
\_\_\_\_\_  
Notary Public – State of Texas



This page has been added to comply with the statutory requirements that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
04/02/2026 01:05:22 PM  
MARY 3 Page(s)  
202606009487



*Bobbie Koepf*