

**AMENDED AND RESTATED PROPERTY OWNERS' ASSOCIATION MANAGEMENT
CERTIFICATE**

THE RANCHES AT BOBCAT RIDGE PROPERTY OWNERS' ASSOCIATION, INC.

P.O. BOX 51, Rio Vista, TX 76093 / bobcatridgepoa@gmail.com / www.bobcatridgepoa.com

STATE OF TEXAS

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COUNTY OF HILL

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The undersigned, being an officer of The Ranches at Bobcat Ridge Property Owners' Association Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. Name of the Subdivision: The Ranches at Bobcat Ridge Subdivision.
2. Name of the association: The Ranches at Bobcat Ridge Property Owners' Association, Inc.
3. Recording Data for Subdivision: The Subdivision is recorded according to the Map and Plat Records at the Hill County Courthouse 1 N Waco St, Hillsboro, TX 76645, Texas, as follows:
Slide, 332A, Map and Plat Records of Hill County, Texas
4. Recording Data for Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: The Ranches at Bobcat Ridge Property Owners' Association, Inc., P.O. BOX 51, Rio Vista, TX 76093.
6. The name, mailing address, telephone number, and email address of the person managing the association: Name: Austin Cutright
Mailing address: P.O. BOX 51, Rio Vista, TX 76093

Telephone Number: (785) 656-0998
Email Address: bobcatridgepoa@gmail.com

7. Website:

www.bobcatridgepoa.com

8. Amount and description of fees related to
property transfer in the Subdivision:

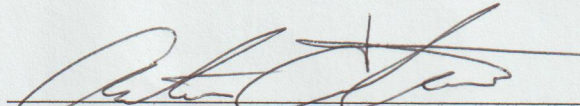
Resale Certificate: \$200.00
Resale Certificate Update: \$50.00

Expedite Fee for Resale Certificate prior to
the ten-business day obligation:
\$150.00 for two-day expedite
\$75.00 for five-day expedite

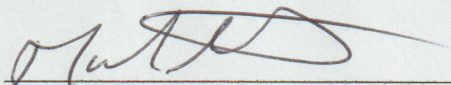
Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for The Ranches at Bobcat Ridge Subdivision, as well as performing a physical inspection of the property and common area, prior to purchase.

Executed on this 15th day of November, 2023.

The Ranches at Bobcat Ridge Property
Owners' Association, Inc.


By: Austin Cutright, President

ATTEST:


By: Mark Stout, Vice President

THE STATE OF TEXAS

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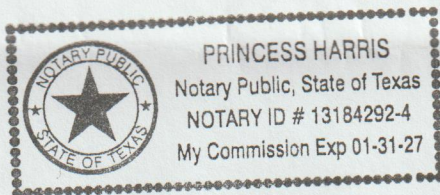
COUNTY OF HILL

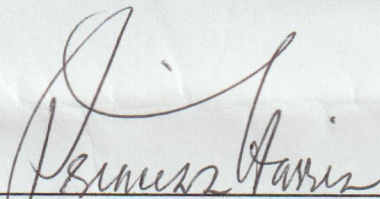
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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Austin Cutright who is personally known to me (or provided to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of The Ranches at Bobcat Ridge Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of the office on this 15th day of November 2023.





Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

The Ranches at Bobcat Ridge
Property Owners' Association, Inc.
PO BOX 51
Rio Vista, TX 76093

EXHIBIT "A"

The Ranches at Bobcat Ridge, a subdivision located in Hill County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Ranches at Bobcat Ridge Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Hill County, Texas, as follows:

DATE RECORDED	CLERK'S FILE NO.	DOCUMENT
July 25 th , 2018	Vol. 1962, Pg. 752	Declaration Of Covenants, Conditions, Restrictions, Easements, Charges and Liens For The Ranches at Bobcat Ridge Subdivision;
July 25 th , 2018	Vol. 1962, Pg. 794	Resolution Of The Board of Directors Of The Ranches at Bobcat Ridge Property Owners' Association, Inc., Regarding Records Production And Copying Policy;
July 25 th , 2018	Vol. 1962, Pg. 792	Resolution Of The Board of Directors Of The Ranches at Bobcat Ridge Property Owners' Association, Inc., Regarding Records Retention Policy;
July 25 th , 2018	Vol. 1962, Pg. 789	Resolution Of The Board of Directors Of The Ranches at Bobcat Ridge Property Owners' Association, Inc., Regarding Payment Plan Policy;
July 25 th , 2018	Vol. 1962, Pg. 773	Bylaws Of The Ranches at Bobcat Ridge Property Owners' Association, Inc., A Nonprofit Corporation;
Nov. 16, 2023	Vol. 2290 Pg. 447	Resolution Of The Board of Directors Of The Ranches at Bobcat Ridge Property Owners' Association, Inc., Regarding Resale Certificate Policy;