

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
VALLEY RANCH COMMUNITY OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Valley Ranch Community Owners Association, Inc. (the "**Association**") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety those certain Management Certificates of Valley Ranch Community Owners Association, Inc., recorded under Document Nos. 20170046132 and 20180009874 in the Official Public Records of Bexar County, Texas.

1. The name of the subdivision: Valley Ranch.
2. The name of the Association: Valley Ranch Community Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain Valley Ranch Amended and Restated Master Covenant recorded under Document No. 20170028837, Official Public Records of Bexar County, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant 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: Valley Ranch Community Owners Association, Inc., c/o CCMC, 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultants Management Company (CCMC)
Attn:	Monika Montoto and Kristine Spirt
Mailing Address:	7800 North Dallas Parkway, Suite 450, Plano, Texas 75024(469) 246-3500
Email Address:	ccmctx@ccmcnet.com
7. Website to access the Association's dedicatory instruments: www.valleyranchsahoa.com.
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00.

VALLEY RANCH COMMUNITY OWNERS ASSOCIATION, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

Transfer Fee - \$345.00.

Resale Certificate Fee - \$363.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

VALLEY RANCH COMMUNITY OWNERS ASSOCIATION, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

VALLEY RANCH COMMUNITY OWNERS
ASSOCIATION, INC., a Texas non-profit corporation

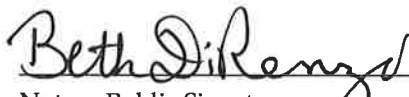
By: 
Andy Babbitt, Agent

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me this 7th day of September, 2021 by Andy Babbitt, Agent of Valley Ranch Community Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

VALLEY RANCH COMMUNITY OWNERS ASSOCIATION, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Valley Ranch – Amended and Restated Master Covenant, recorded as Document No. 20170028837, Official Public Records of Bexar County, Texas.
2. Management Certificate of Valley Ranch Community Owners Association, Inc., recorded as Document No. 20170046132, Official Public Records of Bexar County, Texas.
3. Valley Ranch – First Amendment to Amended and Restated Master Covenant, recorded as Document No. 20170145718, Official Public Records of Bexar County, Texas.
4. Valley Ranch – Development Area Declaration [Residential], recorded as Document No. 20170030904, Official Public Records of Bexar County, Texas.
5. Valley Ranch – Adoption of Working Capital Assessment, recorded as Document No. 20170030892, Official Public Records of Bexar County, Texas.
6. Community Manual – Valley Ranch, recorded as Document No. 20170037880, Official Public Records of Bexar County, Texas.
7. Supplement to Community Manual – Valley Ranch, recorded as Document No. 20170038379, Official Public Records of Bexar County, Texas.
8. Valley Ranch – Notice of Applicability [Residential Unit 2B], recorded as Document No. 20170045582, Official Public Records of Bexar County, Texas.
9. Valley Ranch – Notice of Applicability [Residential Unit 4B], recorded as Document No. 20170107548, Official Public Records of Bexar County, Texas.
10. Supplement to Community Manual – Valley Ranch, recorded as Document No. 20170145724, Official Public Records of Bexar County, Texas.
11. Supplement to Community Manual – Valley Ranch, recorded as Document No. 20170188962, Official Public Records of Bexar County, Texas.
12. Valley Ranch – Notice of Applicability [Residential Unit 2C], recorded as Document No. 20170192480, Official Public Records of Bexar County, Texas.
13. Supplement to Community Manual [Assessment Collection Policy] – Valley Ranch, recorded as Document No. 20170212756, Official Public Records of Bexar County, Texas.
14. Valley Ranch – Notice of Applicability [Residential] [Unit 3A], recorded as Document No. 20170244219, Official Public Records of Bexar County, Texas.
15. Supplement to Notice of Applicability [Residential] [Unit 3A], recorded as Document No. 20190106515, Official Public Records of Bexar County, Texas.

VALLEY RANCH COMMUNITY OWNERS ASSOCIATION, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

16. Valley Ranch – Notice of Designation of Special Common Area [Unit 3A, Enclave], recorded as Document No. 20170244594, Official Public Records of Bexar County, Texas.
17. Valley Ranch – Notice of Applicability [Residential] [Unit 7A], recorded as Document No. 20180036247, Official Public Records of Bexar County, Texas.
18. Valley Ranch – Notice of Applicability [Residential] [Unit 8B], recorded as Document No. 20180036240, Official Public Records of Bexar County, Texas.
19. Valley Ranch – Notice of Applicability [Residential] [Unit 12A], recorded as Document No. 20180036239, Official Public Records of Bexar County, Texas.
20. Valley Ranch – Notice of Applicability [Residential] [Unit 7B], recorded as Document No. 20180125038, Official Public Records of Bexar County, Texas.
21. Valley Ranch – Notice of Applicability [Residential] [Unit 12B], recorded as Document No. 20180124799, Official Public Records of Bexar County, Texas.
22. Valley Ranch – Second Amendment to Amended and Restated Master Covenant, recorded as Document No. 20180132377, Official Public Records of Bexar County, Texas.
23. Valley Ranch – Notice of Applicability [Residential] [Unit 2D & 9], recorded as Document No. 20180248135, Official Public Records of Bexar County, Texas.
24. Valley Ranch – Notice of Applicability [Residential] [Unit 13A], recorded as Document No. 20190033802, Official Public Records of Bexar County, Texas.
25. Supplement to Community Manual [Facility User Guidelines vs. FHA] – Valley Ranch, recorded as Document No. 20190034522, Official Public Records of Bexar County, Texas.
26. Valley Ranch – Notice of Applicability [Residential] [Unit 6A], recorded as Document No. 20190252983, Official Public Records of Bexar County, Texas.
27. Valley Ranch – Notice of Applicability [Residential] [Unit 5B], recorded as Document No. 20190252982, Official Public Records of Bexar County, Texas.
28. Valley Ranch – Notice of Applicability [Residential] [Unit 24A], recorded as Document No. 20190252984, Official Public Records of Bexar County, Texas.
29. Valley Ranch – Notice of Applicability [Residential] [Unit 24C and 24D], recorded as Document No. 20210085125, Official Public Records of Bexar County, Texas.
30. Valley Ranch – Notice of Applicability [Residential] [Units 15 & 16], recorded as Document No. 20210114904, Official Public Records of Bexar County, Texas.

VALLEY RANCH COMMUNITY OWNERS ASSOCIATION, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

31. Valley Ranch – Notice of Applicability [Residential] [Unit 18], recorded as Document No. 20210114905, Official Public Records of Bexar County, Texas.
32. Valley Ranch – Sixth Supplement to Community Manual, recorded as Document No. _____, Official Public Records of Bexar County, Texas.

VALLEY RANCH COMMUNITY OWNERS ASSOCIATION, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE