

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

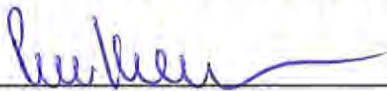
THE RANCHES AT CENTURY OAKS PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
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COUNTY OF BROWN §

1. Name of Subdivision: The Ranches at Century Oaks Subdivision
2. Name of Homeowners Association: The Ranches at Century Oaks Property Owners' Association, Inc.
3. Recording Data for Subdivision: Volume 5, Page 389-390 of the Map and Plat Records of the County Clerk of Brown County, Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: The Ranches at Century Oaks Property Owners' Association, Inc., P.O. Box 1987, Marble Falls, Texas 78654.
6. Contact information for the Association is: Telephone No. (800) 511-2430 and Email mferguson@lonestarlandpartners.com and Website: www.ranchesatcenturyoakspoa.com
7. The association's designated representative is: Price Kever
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Brown County Clerk as set forth on Exhibit "A".

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

**THE RANCHES AT CENTURY OAKS
PROPERTY OWNERS' ASSOCIATION, INC.**

By: 
Price Kever, President

THE STATE OF TEXAS

COUNTY OF

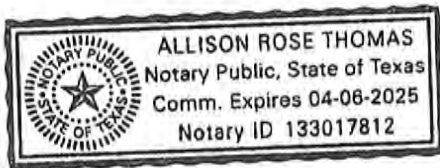
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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Price Keever who is personally known to me (or proved 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 Century Oaks Property Owners' Association, Inc. and that by authority duly given and as the act of The Ranches at Century Oaks Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 11 day of September 2024.



Allison Thomas

Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

The Ranches at Century Oaks Property Owners' Association, Inc.
P.O. Box 1987
Marble Falls, Texas 78654

EXHIBIT "A"

The Ranches at Century Oaks, a subdivision located in Brown 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 Century Oaks Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Brown County, Texas, as follows:

DATE RECORDED	BROWN INSTRUMENT NO.	DOCUMENT
<u>Sept 12</u> , 2024	⁶⁴² Vol. <u>2404</u> , Pg. _____	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Century Oaks Subdivision
<u>Sept 12</u> , 2024	²⁴⁰⁴⁶⁴³ Vol. _____, Pg. _____	Resolution Of The Board Of Directors Of The Ranches at Century Oaks Property Owners' Association, Inc. Regarding Records Production And Copying Policy
<u>Sept 12</u> , 2024	²⁴⁰⁴⁶⁴⁴ Vol. _____, Pg. _____	Resolution Of The Board Of Directors Of The Ranches at Century Oaks Property Owners' Association, Inc. Regarding Records Retention Policy
<u>Sept 12</u> , 2024	²⁴⁰⁴⁶⁴⁵ Vol. _____, Pg. _____	Resolution Of The Board Of Directors Of The Ranches at Century Oaks Property Owners' Association, Inc. Regarding Payment Plan Policy
<u>Sept 12</u> , 2024	²⁴⁰⁴⁶⁴⁶ Vol. _____, Pg. _____	Resolution Of The Board Of Directors Of The Ranches at Century Oaks Property Owners' Association, Inc. Regarding Procurement Policy
<u>Sept 12</u> , 2024	²⁴⁰⁴⁶⁴⁷ Vol. _____, Pg. _____	Resolution Of The Board Of Directors Of The Ranches at Century Oaks Property Owners' Association, Inc. Regarding Fine and Enforcement Policy
<u>Sept 12</u> , 2024	²⁴⁰⁴⁶⁴⁸ Vol. _____, Pg. _____	Bylaws Of The Ranches at Century Oaks Property Owners' Association, Inc., A Nonprofit Corporation

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 2404649

FILED FOR REGISTRATION SEPTEMBER 12, 2024 11:39AM 3PGS \$33.00

SUBMITTER: CENTURY OAKS

RETURN TO:

CENTURY OAKS
P O BOX 1987
MARBLE FALLS TX 78654

I hereby certify that this instrument was FILED in
file number Sequence on the date and at the time
stamped hereon by me, and was duly RECORDED in the
Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

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