

After Recording Return To;
Accent Real Estate Services
2400 S 57th St.
Temple, TX 76504

MANAGEMENT CERTIFICATE FOR
RANCH AT WOODLAND TRAILS PHASE II HOA INC
a Texas nonprofit property owners' association, and of
RANCH AT WOODLAND TRAILS PHASE II HOME OWNERS' ASSOCIATION INC
a subdivision in Bell County, Texas
[pursuant to Texas Property Code, Section 209.004]

STATE OF TEXAS §
COUNTY OF BELL §

1. Legal Description of Property affected by this Management Certificate:

All lots in all blocks of the Ranch At Woodland Trails Home Owners Association, Inc., a subdivision in Bell County, Texas, according to the map or plat of record in Document #2014-00030386, the Plat Records of Bell County, Texas;;

2. Name of Subdivision:

Ranch At Woodland Trails

3. Name of Property Owners Association:

Ranch At Woodland Trails Phase II HOA, Inc.

4. Recording Data for Dedication of Subdivision:

Dedication is filed as Document #2014-00030386, Official Public Records of Real Property of Bell County, Texas

5. Recording Data for By Laws:

6. Recording Data for Restrictive Covenants:

Phase II Restrictive Covenants recorded in Document #2014-00030386, Official Public Records of Real Property of Bell County, Texas

7. Recording Data for Declaration of Covenants, Conditions and Restrictions of Ranch At Woodland Trails Home Owners Inc, a nonprofit property owners' association, and of Ranch At Woodland Trails Phase II Home Owners' Association, Inc., a subdivision in Bell County, Texas:

Phase II Restrictive Covenants recorded in Document #2014-00030386, Official Public Records of Real Property of Bell County, Texas

8. Recording Data for Records Production and Copying Policy of Ranch At Woodland Trails Phase II Owners' Association, Inc., a Texas nonprofit property owners' association:

Document #00032819, Official Public Records of Real Property of Bell County, Texas

9. Recording Data for Document Retention Policy of Ranch At Woodland Trails Phase II Home Owners' Association, Inc., a Texas nonprofit property owners' association:

Document #00032819, Official Public Records of Real Property of Bell County, Texas

10. Recording Data for Guidelines for Alternative Payment Plans of Ranch At Woodland Trails Phase II Home Owners' Association, Inc., a Texas nonprofit property owners' association:

Document #00032819, Official Public Records of Real Property of Bell County, Texas

11. Recording Data Policy for Manual of Ranch At Woodland Trails Phase II Home Owners' Association, Inc., a Texas nonprofit property owners' association:

Document #00032819, Official Public Records of Real Property of Bell County, Texas

12. Website For Association Documents and dedicatory instruments available at:

<https://www.accent4rent.com/ranch-at-woodland-hills-hoa>

13. Mailing Address of Association or Name and Mailing Address of Managing Agent, telephone number of Managing Agent:

RANCH AT WOODLAND TRAILS PHASE II HOME OWNERS' ASSOCIATION
INC

ATTN: BILL JONES
c/o Accent Real Estate Services
2400 S 57th Street
Temple, Texas 76504
Telephone: (254) 773-0900
Facsimile: (254) 773-1299
Email: hoamanager@accentres.com

RANCH AT WOODLAND TRAILS PHASE II HOMEOWNERS' ASSOCIATION INC
a Texas non-profit property owners' association

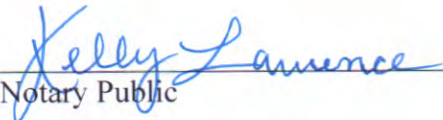
By: 

Bill Jones (Manager) ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged and signed before me on November 6, 2024,
by Bill Jones, in his capacity as Manager/ Broker of Ranch At Woodland Trails Phase II Home
Owners' Association, a Texas nonprofit property owners association, on behalf of said property
owners' association.




Notary Public



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2024051315

As
CERTIFICATE

Recorded On: November 19, 2024

Parties: RANCH AT WOODLAND TRAILS PHASE II HOME OWNERS'
ASSOCIATION INC

Billable Pages: 3

To RANCH AT WOODLAND TRAILS

Number of Pages: 4

Comment:

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$13.00
Total Fees:	\$18.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2024051315
Receipt Number: 434705
Recorded Date/Time: 11/19/2024 2:35:29 PM
User / Station: fosterk - BCCCD0735

Record and Return To:

ACCENT REAL ESTATE
2400 S. 57TH STREET
TEMPLE, TX 76504



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk