

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR
CHANEY RANCH HOMEOWNERS' ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association

Per Texas Property Code 209.004 (effective September 1, 2021) "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

THE STATE OF TEXAS §
§
COUNTY OF MIDLAND §

1. Name of Subdivision: Chaney Ranch Homeowners' Association, Inc.
2. Subdivision Location: Midland County
3. Name of Homeowners' Association: Chaney Ranch Homeowners' Association, Inc.
4. Recording Data for Association: Instrument Number 2014-10818, Plat Records Cabinet J, Page 1; Instrument Number 2014-22258, Plat Records Cabinet H, Page 280; Instrument Number 2014-22454, Plat Records Cabinet J, Page 35, recorded in the Official Public Records of Midland County, Texas.
5. Recording Data for Declaration: Declaration of Community Guidelines Covenants, Conditions, Restrictions are recorded as Instrument Number 2014-24720, recorded in the Official Public Records of Midland County, Texas.

Bylaws are recorded as Instrument Number 2014-24720.

Chaney Ranch Homeowners' Association Certificate of Formation filed with the Secretary of the State of Texas is filed with and attached to this Certificate.

6. Property Resales/Transfer Fees:

Statement of Account:	\$99.00
Resale Certificate:	\$100.00
Transfer Fee:	\$110.00

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Shuler Association Management, Inc.
P.O. Box 136
Gardendale, TX 79758
(432) 385-9657
lizashuler@gmail.com
shuleram.com

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of said Association, together with obtaining an official Resale Certificate and perform a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION THAT IS SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SAID SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SAID SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SAID SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

CHANNEY RANCH HOMEOWNERS' ASSOCIATION, INC.

By: R. Shuler
Name: Liza Shuler
Title: Shuler Association Management, Inc., Managing Agent

THE STATE OF TEXAS §
§
COUNTY OF MIDLAND §

This instrument was acknowledged before me on this 27 day of January, 2022, by Liza Shuler, of Shuler Association Management, Inc., the Managing Agent for Chaney Ranch Homeowners' Association, Inc., on behalf of such Association.



Notary Public in and for the State of Texas

[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
Shuler Association Management, Inc.
P.O. Box 136
Gardendale, TX 79758

In the Office of the
Secretary of State of Texas

JUL 09 2014

Corporations Section

**CERTIFICATE OF FORMATION FOR
CHANEY RANCH HOMEOWNERS ASSOCIATION, INC.**

This Certificate of Formation is being filed to form a nonprofit corporation pursuant to the provisions of the Texas Business Organizations Code.

1. The filing entity formed is a nonprofit corporation. The name of the entity is: Chaney Ranch Homeowners Association, Inc.

2. The initial registered agent is an organization by the name of: Capitol Corporate Services, Inc. The business address of such registered agent and the registered office is as follows:

Capitol Corporate Services, Inc.
800 Brazos, Suite 400
Austin, Texas 78701

3. Management of the affairs of the corporation is to be vested in its board of directors. The number of directors that constitutes the initial board of directors is three and the names and addresses of the persons who are to serve as directors until the first annual meeting or until their successors are elected and qualified are set forth below:

Director 1: Michael Zipprich
7600 E. Doubletree Ranch Road, Suite 120
Scottsdale, Arizona 85258

Director 2: Neil Shear
7600 E. Doubletree Ranch Road, Suite 120
Scottsdale, Arizona 85258

Director 3: Joe Bond
11614 E. Appaloosa Place
Scottsdale, Arizona 85259

4. The corporation will have members.

5. The primary purpose for which the entity is formed is to be and constitute the entity to which reference is made in that certain restrictive covenants instrument for the Chaney Ranch subdivision in Midland County, Texas (hereafter the "Declaration") recorded or to be recorded in the Office of the County Clerk of Midland County, Texas, as the same may be amended from time to time in accordance with the provisions thereof, to exercise all rights and powers specified in the restrictive covenants and in the by-laws, and as provided by law, and to further the interests of the owners of the property subject to the restrictive covenants, and such other property as may hereafter be annexed to the jurisdiction of the entity.

6. The entity shall have all powers conferred upon non-profit corporations by common law and the statutes of the State of Texas in effect from time to time.

7. This document becomes effective when the document is filed with the Secretary of State.

Corporations Section
P.O. Box 13697
Austin, Texas 78711-3697



Nandita Berry
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING OF

Chaney Ranch Homeowners Association, Inc.
File Number: 802024066

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 07/09/2014

Effective: 07/09/2014



NANDITA BERRY

Nandita Berry
Secretary of State

Phone: (512) 463-5555
Prepared by: Rosa Arrellano

Come visit us on the internet at <http://www.sos.state.tx.us/>
Fax: (512) 463-5709
TID: 10306

Dial: 7-1-1 for Relay Services
Document: 552478410002

Form 401-A
(Revised 12/09)



Acceptance of Appointment
and
Consent to Serve as Registered Agent
§5.201(b) Business Organizations Code

The following form may be used when the person designated as registered agent in a registered agent filing is an individual.

<u>Acceptance of Appointment and Consent to Serve as Registered Agent</u>		
I acknowledge, accept and consent to my designation or appointment as registered agent in Texas for		
<i>Name of represented entity</i>		
I am a resident of the state and understand that it will be my responsibility to receive any process, notice, or demand that is served on me as the registered agent of the represented entity; to forward such to the represented entity; and to immediately notify the represented entity and submit a statement of resignation to the Secretary of State if I resign.		
X:	<i>Signature of registered agent</i>	<i>Printed name of registered agent</i>
		<i>Date (mm/dd/yyyy)</i>

The following form may be used when the person designated as registered agent in a registered agent filing is an organization.

<u>Acceptance of Appointment and Consent to Serve as Registered Agent</u>		
I am authorized to act on behalf of Capitol Corporate Services, Inc.		
<i>Name of organization designated as registered agent</i>		
The organization is registered or otherwise authorized to do business in Texas. The organization acknowledges, accepts and consents to its appointment or designation as registered agent in Texas for:		
Chancy Ranch Homeowners Association, Inc.		
<i>Name of represented entity</i>		
The organization takes responsibility to receive any process, notice, or demand that is served on the organization as the registered agent of the represented entity; to forward such to the represented entity; and to immediately notify the represented entity and submit a statement of resignation to the Secretary of State if the organization resigns.		
X:	<i>Signature of person authorized to act on behalf of organization</i>	<i>Printed name of authorized person</i>
		<i>Date (mm/dd/yyyy)</i>

8. The name and address of the organizer is:

David M. Paltzik
2375 E. Camelback Road, Suite 700
Phoenix, Arizona 85016

EXECUTED this 7th day of July 2014.



David Paltzik, Organizer



VG-63-2022-2595

Midland County
Alison Haley
Midland County Clerk

Instrument Number: 2595

Real Property Recordings

Recorded On: January 28, 2022 08:17 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** 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:

Document Number: 2595
Receipt Number: 20220128000019
Recorded Date/Time: January 28, 2022 08:17 AM
User: Cristina G
Station: cc10299

Record and Return To:

SHULER ASSOCIATION MANAGEMENT INC
P.O. BOX 136

GARDENDALE TX 79758



STATE OF TEXAS
Midland County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Midland County, Texas

Alison Haley
Midland County Clerk
Midland County, TX