



THE STATE OF TEXAS §
 §
COUNTY OF BURNET §

MANAGEMENT CERTIFICATE

PURSUANT TO SECTION 209.004, TEXAS PROPERTY CODE

CAPSTONE RANCH PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit Corporation and Property Owners Association as defined by Chapter 209, Texas Property Code, hereby files this Management Certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is:
 Capstone Ranch
2. The name of the association is:
 Capstone Ranch Property Owners Association, Inc.
3. The recording data for the subdivision is:
 - (a) Plat for Phase I recorded in Book PR, Volume CAB3, Page 183D, Recording Document Number 200508159 of the Plat Records, Burnet County, Texas; and
 - (b) Plat for Phase II-A recorded in Book PR, Volume CAB4, Page 68B, Recording Document Number 200800368 of the Plat Records, Burnet County, Texas; and
 - (c) Plat for Phase II-B recorded in Book PR, Volume CAB4, Page 68B, Recording Document Number 202402185 of the Plat Records, Burnet County, Texas.
4. The recording data for the declaration is:
 - (a) Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Capstone Ranch is recorded at Instrument No. 202407896, Official Records, Burnet County, Texas.
5. The name of the Association is CAPSTONE RANCH PROPERTY OWNERS ASSOCIATION, INC. and the mailing address of the association is 119 Creekside Cove, Marble Falls, TX 78654.
6. The name and the mailing address of the person managing the association or the association's designated representative is Tammy Lee Sartor, 121 Creekside Cove, Marble Falls, TX 78654.

(MORE)

7. Other information the association considers appropriate is:

(a) Corporate Charter filed in the Office of the Secretary of State of Texas on February 4, 2025, File No. 805859400.

(b) Current Bylaws effective as of August 1, 2024, are available on the Association's website, www.capstoneranchpoa.org

SIGNED this 7th day of February, 2025.

CAPSTONE RANCH PROPERTY OWNERS
ASSOCIATION, INC.

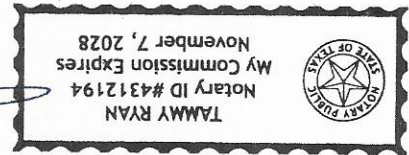
BY:

Tammy Lee Sartor, Treasurer

§ THE STATE OF TEXAS
§
§ COUNTY OF BURNET

The above instrument was acknowledged before me by Tammy Lee Sartor, Treasurer of CAPSTONE RANCH PROPERTY OWNERS ASSOCIATION, INC.

Notary Public in and for the State of Texas



After Filing Return to:

Capstone Ranch Property Owners Association, Inc.
119 Creekside Cove
Marble Falls, TX 78654

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
202505466

CERT
Fee: \$29.00
06/05/2025 12:56 PM



Vicinta Stafford, County Clerk
Burnet County, Texas