


MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
THE BAR C RANCH OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 5, 2025, by the Bar C Ranch Owners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, CL Texas L.P., a Texas limited partnership (the Declarant") has previously placed of record that certain Declaration of Covenants, Restrictions and Easements for The Bar C Ranch (the "Original Declaration"), dated September 22, 2005, as Instrument No.D205281985, in the Official Public Records of Tarrant County, Texas.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is The Bar C Ranch Owners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is recorded in Document Number D205281985, Real Property Records in Tarrant County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is The Bar C Ranch Owners Association, Inc, c/o Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association, where current versions of the dedicatory instruments are made available, is www.barc ranch.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

The Bar C Ranch Owners Association, Inc. a Texas non-profit corporation.

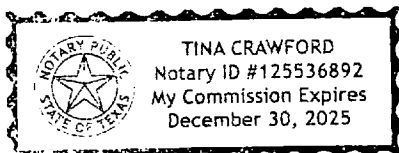
By: 

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
 COUNTY OF TARRANT §

This instrument was acknowledged before me on this 5th day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for The Bar C Ranch Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




 Notary Public Signature

Exhibit A**[Recording Data for the Subdivision]**

Plats of Bar C Ranch. recorded in the Map or Plat Records
of Tarrant County

- Bar C Ranch – Phase 1
Filed in Tarrant County, Texas on April 29, 2005
Document No. D205120622
- Bar C Ranch – Phase 2
Filed in Tarrant County, Texas on June 22, 2007
Document No. D207219108
- Bar C Ranch – Phase 2B and 3A-1
Filed in Tarrant County, Texas on August 15, 2014
Document No. D214178025
- Bar C Ranch – Phase 3A-2
Filed in Tarrant County, Texas on August 15, 2014
Document No. D214178027
- Bar C Ranch – Phase 3A-3
Filed in Tarrant County, Texas on August 15, 2014
Document No. D214178026
- Bar C Ranch – Phase 3B
Filed in Tarrant County, Texas on January 5, 2007
Document No. D207006974
- Bar C Ranch – Phase 4A
Filed in Tarrant County, Texas on April 25, 2016
Document No. D216084669
- Bar C Ranch – Phase 4B
Filed in Tarrant County, Texas on April 25, 2016
Document No. D216084669
- Bar C Ranch – Phase 6A
Filed in Tarrant County, Texas on April 29, 2005
Document No. D205120620

- Bar C Ranch – Phase 6B
Filed in Tarrant County, Texas on September 28, 2017
Document No. 20200100008909
- Bar C Ranch – Phase 7
Filed in Tarrant County, Texas on May 24, 2019
Document No. D219111869

Exhibit B**[Recording Data for the Declaration]**

Amendments to the Declaration for Bar C Ranch recorded with Tarrant County

- DCC&R's
Filed in Tarrant County, Texas
Document No. D205281985
- ByLaws
Filed in Tarrant County, Texas
Document No. D205281984
- Articles of Incorporation
Filed in Tarrant County, Texas
Document No. D205297203
- Notice of Filing of Dedicatory Instruments
Filed in Tarrant County, Texas
Document No. D207391871
- First Amendment to DCCR
Filed in Tarrant County, Texas
Document No. D211120246
- First Supplement to Notice of Filing of Dedicatory Instruments
Filed in Tarrant County, Texas
Document No. D211278648
- Second Amendment to DCCR
Filed in Tarrant County
Document No. D211149187
- Certificate and Memorandum of Recording of Dedicatory Instruments
Filed in Tarrant County
Document No. D215271259
- Supplemental DCCR
Filed in Tarrant County
Document No. D218030064
- Third Amendment to DCCR
Filed in Tarrant County
Document No. 221028689

- Second Supplement to Notice of Filing of Dedicatory Instruments
Filed in Tarrant County, Texas
Document No. D221287296
- Amendment to Bylaws
Filed in Tarrant County
Document No. D222250888
- Fourth Amendment to DCCR
Filed in Tarrant County
Document No. D223057581
- Third Supplement to Notice of Filing Dedicatory Instruments
Filed in Tarrant County
Document No. D223187436
- Fourth Supplement to Notice of Filing Dedicatory Instruments
Filed in Tarrant County
Document No. D224099885
- Fifth Amendment to DCCR
Filed in Tarrant County
Document No. D224099877

Exhibit C**[Description and Fees Associated to Transfer of Title]****Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Reserve Funding (collected at each closing).....\$220.00
2. Working Capital Assessment (collected at each closing).....\$350.00