

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

**THE RANCHES AT PECAN VALLEY PROPERTY OWNERS' ASSOCIATION, INC.**

**STATE OF TEXAS**

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**COUNTY OF COMANCHE**

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1. Name of Subdivision: The Ranches at Pecan Valley Subdivision
2. Name of Homeowners Association: The Ranches at Pecan Valley Property Owners' Association, Inc.
3. Recording Data for Subdivision: Clerk's Instrument Number 2862 of the Map and Plat Records of the County Clerk of Comanche County, Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: The Ranches at Pecan Valley Property Owners' Association, Inc., P.O. Box 1987, Marble Falls, Texas 78654.
6. Contact information for the Association is: Telephone No. (800) 511-2430; Email athomas@nationallandpartners.com; Website: pecanvalley@nationallandpartners.com
7. The association's designated representative is: Davy Roberts
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 Comanche 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 Pecan Valley Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.*

**THE RANCHES AT PECAN VALLEY  
PROPERTY OWNERS' ASSOCIATION,  
INC.**

By: \_\_\_\_\_

*Davy Roberts*  
Davy Roberts, President

THE STATE OF TEXAS

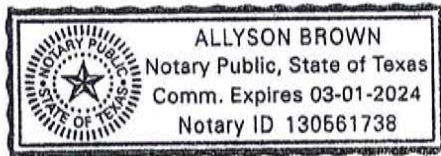
COUNTY OF Comanche

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**CERTIFICATE OF ACKNOWLEDGMENT**

Before me, the undersigned Notary Public, on this day personally appeared Davy Roberts 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 Pecan Valley Property Owners' Association, Inc. and that by authority duly given and as the act of The Ranches at Pecan Valley Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 18 day of October 2021.



Allyson Brown  
Notary Public in and for The State of Texas

**AFTER RECORDING, RETURN TO:**

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



## EXHIBIT "A"

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

DATE RECORDED	COMANCHE INSTRUMENT NO.	DOCUMENT
October <u>19</u> , 2021	<del>2693</del> 2963	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Pecan Valley Subdivision
October <u>19</u> , 2021	2964	Resolution Of The Board Of Directors Of The Ranches at Pecan Valley Property Owners' Association, Inc. Regarding Records Production And Copying Policy
October <u>19</u> , 2021	2965	Resolution Of The Board Of Directors Of The Ranches at Pecan Valley Property Owners' Association, Inc. Regarding Records Retention Policy
October <u>19</u> , 2021	2966	Resolution Of The Board Of Directors Of The Ranches at Pecan Valley Property Owners' Association, Inc. Regarding Payment Plan Policy
October <u>19</u> , 2021	2967	Resolution Of The Board Of Directors Of The Ranches at Pecan Valley Property Owners' Association, Inc. Regarding Procurement Policy
October <u>19</u> , 2021	2968	Bylaws Of The Ranches at Pecan Valley Property Owners' Association, Inc., A Nonprofit Corporation

**FILED FOR RECORD**  
**AT 1:30 O'CLOCK P M**

OCT 27 2021

*Ruby Lesley*  
Clerk, County Court Comanche Co., Texas

*Louis Bergee*

*Ranchos at Pecan Valley*  
*P.O. Box 1987*  
*Marble Falls, TX 78654*