

**THIRD AMENDED**  
**MANAGEMENT CERTIFICATE FOR**  
**O'NEILL RANCHES**

Cross reference to that certain First Amended Declaration of Easements, Covenants and Restrictions, recorded at Volume 373, Page 810 of the Official Public Records of Hays County, Texas.

**THIRD AMENDED MANAGEMENT CERTIFICATE FOR**

**O'NEILL RANCHES**

**RECITALS:**

A. WHEREAS, that certain real property known as O'Neill Ranches (the "Property"), which is more specifically described within that certain First Amended Declaration of Easements, Covenants and Restrictions, recorded at Volume 373, Page 810 of the Official Public Records of Hays County, Texas (the "Declaration"), is subject to and governed by the Declaration and the terms and provisions provided therein.

B. WHEREAS, the Declaration establishes O'Neill Ranches Property Owners Association (the "Association") as a property owners' association and makes the owners of any portion of the Property mandatory members of such property owners' association.

C. WHEREAS, certain amendments have been filed in the past without self-proving features and to affirm the dedicatory instruments for the Association, members of the Association filed the Management Certificate on 6/15/22, recorded at File No. 22029668 in the Official Public Records of Hays County, Texas.

D. WHEREAS, the said Management Certificate filed on 6/15/22 delegated authority to amend its content to the Secretary of the Association when changes occur.

NOW THEREFORE, the Third Amended Management Certificate is originated as follows:

**Subdivison Name:** O'Neill Ranches  
**Association Name:** O'Neill Ranches Property Owners Association  
**Association Board:** Keith Hawkins, President  
Audrey Olsen, Treasurer  
Joseph Skebe, Secretary  
Jennifer Crowder, Trustee  
Ellen Evans, Trustee

**Declaration:** First Amended Declaration of Easements, Covenants and Restrictions, recorded at Volume 373, Page 810 of the Official Public Records of Hays County, Texas

**Amendment:** First Amendment to First Amended Declaration of Easements, Covenants and Restrictions for O'Neill Ranches, 10 pages, recorded at File No. 21042371, on 8/4/21 in the Official Public Records of Hays County, Texas

**Bylaws:** First Amended Bylaws for O'Neill Ranches, 6 pages, recorded at File No. 23019808, on 6/2/23 in the Official Public Records of Hays County, Texas

**Mailing Address:** Keith Hawkins, President  
O'Neill Ranches Property Owners Association  
301 O'Neill Ranch Road  
Dripping Springs, TX 78620

**Email Address:** [khawk58@yahoo.com](mailto:khawk58@yahoo.com)

**Phone:** 512 632 0235

**Dues:** \$10/ acre assessed annually, and due November 15

**Special Assessments:** As voted by the Association membership

**Last Special Assessment:** \$200/ acre voted 7/3/22

**Authority to Amend:** The Secretary of the Association has the full authority to amend this Management Certificate when dedicatory instruments are amended or added or other above data change.

### SECRETARY'S CERTIFICATE

The undersigned Secretary of O'Neill Ranches Property Owners Association (the "Association"), a Texas non-profit corporation, hereby certifies by the delegated authority of Association members that this Third Amended Management Certificate for O'Neill Ranches reflects an accurate listing of the dedicatory instruments and data for the Association.

#### O'NEILL RANCHES PROPERTY OWNERS ASSOCIATION

  
\_\_\_\_\_  
Joseph Skebe, Secretary

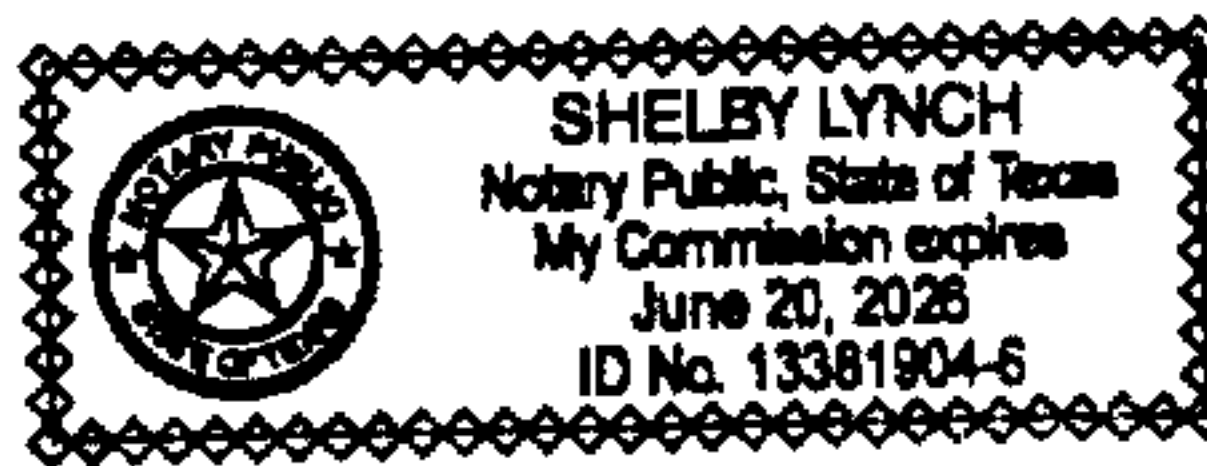
STATE OF TEXAS

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COUNTY OF HAYS

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THIS INSTRUMENT was acknowledged before me this 16<sup>th</sup> day of July, 2024 by Joseph Skebe, Secretary of O'Neill Ranches Property Owners Association.

  
\_\_\_\_\_  
Notary Public of Texas

THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

24027194 CERTIFICATE

07/16/2024 01:08:49 PM Total Fees: \$37.00

 Elaine H. Cardenas

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas