

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
BIG SKY RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Big Sky Ranch Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Big Sky Ranch Residential Community, Inc., recorded as Document No. 20002853, in the Official Public Records of Hays County, Texas.

1. The name of the subdivision: Big Sky Ranch.
2. The name of the association: Big Sky Ranch Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Hays County, Texas, as described on Exhibit "A" to that certain Big Sky Ranch Master Covenant [Residential], recorded under Document No. 20002752, Official Public Records of Hays County, Texas (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Big Sky Ranch Residential Community, Inc., c/o Goodwin & Co. 11950 Jollyville Rd., Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Cyndi Means
Mailing Address:	11950 Jollyville Rd., Austin, Texas 78759
Telephone Number::	512-502-7500
Email Address:	ABSKmanager@goodwintx.com
7. Website to access the association's dedicatory instruments: www.goodwintx.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$500.00.
Transfer Fee - \$340.00.
Resale Certificate Fee - \$375.00.
Inspection Fee: \$120.00

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The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

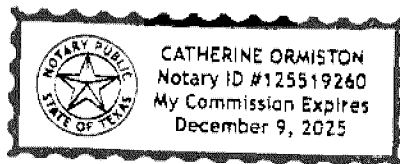
EXECUTED to be effective on the date this instrument is Recorded.

BIG SKY RANCH RESIDENTIAL COMMUNITY, INC., a
Texas non-profit corporation

By: *Brandon Harmon*
Printed Name: Brandon Harmon, President

STATE OF TEXAS §
 §
COUNTY OF Texas §

This instrument was acknowledged before me this 17 day of February, 2025 by Brandon Harmon President of Big Sky Ranch Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[SEAL]

Catherine Ormiston

Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
600 W. 5TH Street, Suite 900
Austin, Texas 78701
rburton@winstead.com

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EXHIBIT "A"**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Big Sky Ranch Master Covenant*[Residential]*, recorded as Document No. 20002752, Official Public Records of Hays County, Texas.
2. Big Sky Ranch Development Area Declaration *[Residential]*, recorded as Document No. 20002813, Official Public Records of Hays County, Texas.
3. Big Sky Ranch Adoption of Working Capital Assessment, recorded as Document No. 20002814, Official Public Records of Hays County, Texas.
4. Big Sky Ranch Community Manual, recorded as Document No. 2002815, Official Public Records of Hays County, Texas.
5. Big Sky Ranch Notice of Applicability *[Residential]**[Phase One at Dripping Springs]*, recorded as Document No. 20004694, Official Public Records of Hays County, Texas.
6. Big Sky Ranch Notice of Applicability *[Residential]**[Phase Two at Dripping Springs]*, recorded as Document No. 21043203, Official Public Records of Hays County, Texas.
7. Big Sky Ranch Notice of Applicability *[Residential]**[Phase Three at Dripping Springs]*, recorded as Document No. 23002283, Official Public Records of Hays County, Texas.
8. Big Sky Ranch Notice of Applicability *[Residential]**[Phase Four at Dripping Springs]*, recorded as Document No. 23002284, Official Public Records of Hays County, 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.

25005461 AMENDMENT
02/18/2025 03:19:10 PM Total Fees: \$33.00

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

