 D225189135

10/08/2025 08:53 AM

Page: 1 of 3

Fees: \$24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: COTTEN SCHMIDT


MARY LOUISE NICHOLSON
COUNTY CLERK

Management Certificate for Running Ranch Subdivision HOA, 2022

STATE OF TEXAS
COUNTY OF TARRANT

MANAGEMENT CERTIFICATE

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Running Ranch Subdivision HOA, 2022, a Texas non-profit Corporation, certifies as to the following:

1. The name and recording data of the residential subdivision is Running Ranch Estates, an Addition to the City of Arlington, Tarrant County, Texas according to the Plat thereof recorded in Cabinet A, Slide 7317, Plat Records of Tarrant County, Texas.
2. The name of the property owner's association is Running Ranch Subdivision HOA, 2022, a Texas non-profit corporation.
3. The Declaration and any Amendments to it that authorize the Association to govern the subdivision, that impose regular and special assessments on all or a majority of the property in said subdivision, and that create liens upon real property and improvements in the subdivision:
 - a. Declaration of Covenants, Conditions, and Restrictions for Running Ranch Estates recorded under Clerk's Instrument #D205096674, Real Property Records of Tarrant County, Texas;
 - b. Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Running Ranch Estates, recorded under Clerk's Instrument #D214254070, Real Property Records of Tarrant County, Texas;
 - c. Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Running Ranch Estates, recorded under Clerk's Instrument #D219292985, Real Property Records of Tarrant County, Texas;
 - d. Third Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Easements for Running Ranch, recorded under Clerk's Instrument #D223200279, Real Property Records of Tarrant County, Texas;
 - e. Bylaws of Running Ranch Subdivision HOA, 2022, copy being recorded in the Real Property Records of Tarrant County, Texas same date as this Management Certificate.
4. The name and mailing address for the Association is as follows: Running Ranch Subdivision HOA, 2022, P. O. Box 173691, Arlington, Texas 76003-3691.

5. The name, mailing address, telephone number, and email address of the Association's designated representative is:

Name: Chris Kinnison
Title: Treasurer

Mailing Address: Running Ranch Subdivision HOA, 2022, P. O. Box 173691, Arlington, Texas 76003-3691

Telephone Number: 817 247 1211

Email Address: HOA@runningranch.net

6. The website address of any Internet website on which the Association's Dedicatory Instruments are available in accordance with Section 207.006 Texas Property Code is HOA@runningranch.net.
7. The amount and description of any fee or fees charged by the Association relating to a transfer of property in the subdivision is: \$375.00 for subdivision Information and Resale Certificate pursuant to Sections 207.003 and 209.004 Texas Property Code.

EXECUTED as of October 3, 2025.

By:

Name:

Carol G. Carter
CAROL G. CARTER

Title: President of Running Ranch
Subdivision HOA, 2022

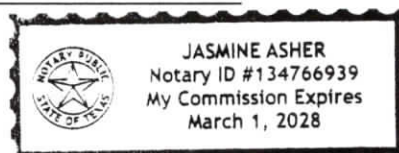
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 03 DAY OF October, 2025 BY: Carol Carter, as President of Running Ranch Subdivision HOA, 2022.

Jasmine Asher
Notary Public State of Texas

Printed Name of Notary: Jasmine Asher

Commission Expires: _____

My





FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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PROPERTY OWNERS ASSOCIATION MANAGEMENT CE
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Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK