



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
SECOND AMENDED  
THE RANCHES AT VALLEY VIEW WEST  
PROPERTY OWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §  
COUNTY OF PARKER §

- 1. Name of Subdivision: The Ranches at Valley View West Subdivision
- 2. Name of Homeowners Association: The Ranches at Valley View West Property Owners' Association, Inc.
- 3. Recording Data for Subdivision: Plat recorded under Instrument No. 202207809, Corrected Plat recorded under Instrument No. 202211754, Replat of Lots 90R & 91R recorded under Instrument No. 202219947, Replat of Lot 110R recorded under Instrument No. 202219960, Replat of Lots 99R & 100R recorded under Instrument No. 202219961 and the Replat of Lots 58R - 66R and 77R - 84R recorded under Instrument No. 202217957 of the Official Records of the County Clerk of Parker County, Texas as further described in the Declarations.
- 4. Recording Data for Declaration: See Exhibit "A"
- 5. Name and mailing address of Association: The Ranches at Valley View West Property Owners' Association, c/o Property Management Group, 10340 Alta Vista Road, Unit C, Fort Worth, Texas 76244.
- 6. Contact information for the Association is: Telephone No. (817) 337-1221  
Email: DKelly@propertymanagementgroup.org  
Website: www.ranchesatvalleyviewpoa.com
- 7. The association's designated representative is: Monte Magness
- 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 Parker County Clerk as set forth on Exhibit A.

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*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for The Ranches at Valley View West Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.*

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

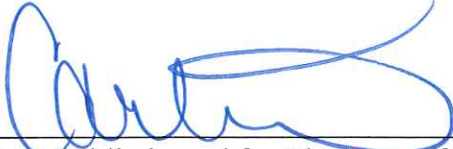
By:   
Monte Magness, President

THE STATE OF TEXAS           §  
  §  
COUNTY OF Parker           §

**CERTIFICATE OF ACKNOWLEDGMENT**

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

Given under my hand and seal of office on this the 21 day of June 2022.

  
Notary Public in and for The State of Texas



**AFTER RECORDING, RETURN TO:**

The Ranches at Valley View West Property Owners' Association, Inc.  
c/o Property Management Group  
10340 Alta Vista Road, Unit C  
Fort Worth, Texas 76244

**EXHIBIT "A"**

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

<b>DATE RECORDED</b>	<b>CLERK'S FILE NO.</b>	<b>DOCUMENT</b>
March 2, 2022	202207810	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Valley View West Subdivision
March 16, 2022	202210064	Resolution of the Board of Directors of The Ranches at Valley View West Property Owners' Association, Inc. Regarding Records Production and Copying Policy
March 16, 2022	202210063	Resolution of the Board Of Directors of The Ranches at Valley View West Property Owners' Association, Inc. Regarding Records Retention Policy
March 16, 2022	202210061	Resolution of the Board of Directors of The Ranches at Valley View West Property Owners' Association, Inc. Regarding Payment Plan Policy
March 16, 2022	202210062	Resolution of the Board of Directors of The Ranches at Valley View West Property Owners' Association, Inc. Regarding Procurement Policy
March 16, 2022	202210060	Bylaws of The Ranches at Valley View West Property Owners' Association, Inc., A Nonprofit Corporation
March 30, 2022	202212021	Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Valley View West Subdivision to Amend the Definitions of Plat and Subdivision

June 16, 2022	202222957	Second Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Valley View West Subdivision to Further Amend the Definitions of Plat and Subdivision
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**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202223417  
06/21/2022 12:53 PM  
Fee: 38.00  
Lila Deakle, County Clerk  
Parker County, Texas  
AMENDMENT