

**OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
VALLEY RANCH MASTER ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, being the Managing Agent of Valley Ranch Master Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Association: The name of the Association is Valley Ranch Master Association, Inc.
2. Names of Subdivisions and Plat Recording Information: The name of the subdivisions which are subject to the Declaration are set forth as follows:
 - a. All lots and tracts of land subject to and burdened by the **MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VALLEY RANCH** (the "Original Declaration") was executed as of September 30, 1983, by Valley Ranch Development Company, a Texas joint venture, predecessor in interest to Valley Ranch Development Company, Ltd., a Texas limited partnership and Triland/Northsted Joint Venture, a Texas joint venture and recorded on October 4, 1983, as Document No. 198301965656, in Volume 83196, Page 0748, of the Official Public Records of Dallas County, Texas, including all amendments and supplements;
 - b. All lots and tracts of land situated in the **VALLEY RANCH, PHASE I, 2ND INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on September 15, 1983, as Document No. 198301821141, in Volume 83182, Page 5465, of the Official Public Records of Dallas County, Texas;
 - c. All lots and tracts of land situated in the **VALLEY RANCH, PHASE I, 11TH INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on April 9, 1986, as Document No. 198600695830, in Volume 86069, Page 4222, of the Official Public Records of Dallas County, Texas;
 - d. All lots and tracts of land situated in **VALLEY RANCH, PHASE IV 5TH INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on July 28, 1994, as Document No. 199401442467, in Volume 94144, Page 33, of the Official Public Records of Dallas County, Texas;
 - e. All lots and tracts of land situated in **VALLEY RANCH PHASE IV 5TH INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Amended Plat thereof recorded on August 12, 1996, as Document No. 1996015710350, in Volume 96157, Page 4076, of the Official Public Records of Dallas County, Texas;

- f. All lots and tracts of land situated in **VALLEY RANCH PHASE IV, 6TH INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas according to the Plat thereof recorded on October 12, 1994, as Document No. 199401978690, in Volume 94197, Page 2086, of the Official Public Records of Dallas County, Texas;
- g. All lots and tracts of land situated in **VALLEY RANCH, PHASE IV, 6TH INSTALLMENT**, an addition to the City of Irving, Dallas County, Texas, according to the Amended Plat thereof recorded on August 12, 1996, as Document No. 199601571032, in Volume 96157, Page 4054, of the Official Public Records of Dallas County, Texas;
- h. All lots and tracts of land situated in **THE VALLEY RANCH, PHASE V, 1ST INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on September 15, 1983, as Document No. 198301821142, in Volume 83182, Page 5473, of the Official Public Records of Dallas County, Texas;
- i. All lots and tracts of land situated in **THE VALLEY RANCH, PHASE V, SECTOR 7**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on September 5, 1985, as Document No. 198501743765, in Volume 85174, Page 3071, of the Official Public Records of Dallas County, Texas;
- j. All lots and tracts of land situated in **THE VALLEY RANCH, PHASE V, SECTOR 7, TRACT 3, 2ND INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on September 5, 1985, as Document No. 198501743766, in Volume 85174, Page 3079, of the Official Public Records of Dallas County, Texas;
- k. All lots and tracts of land situated in **THE VALLEY RANCH, PHASE V, SECTOR 8, TRACT 5, SADDLEBROOK APARTMENTS**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on January 14, 1986, as Document No. 198600099614, in Volume 86009, Page 3799, of the Official Public Records of Dallas County, Texas;
- l. All lots and tracts of land situated in **THE VALLEY RANCH, PHASE V, SECTOR 8, TRACT 12, LOS RIOS APARTMENTS**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on November 20, 1991, as Document No. 199102277805, in Volume 91227, Page 3947, of the Official Public Records of Dallas County, Texas;
- m. All lots and tracts of land situated in **VALLEY RANCH, PHASE V, 11TH INSTALLMENT, SILVERTON VILLAGE ADDITION**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on August 31, 1984, as Document No. 198401736599, in Volume 84173, Page 1858, of the Official Public Records of Dallas County, Texas;
- n. All lots and tracts of land situated in **VALLEY RANCH, PHASE V, 11TH INSTALLMENT, SILVERTON VILLAGE ADDITION**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on April 24, 1984, as Document No. 198400821503, in Volume 84082, Page 3592, of the Official Public Records of Dallas County, Texas;

- o. All lots and tracts of land situated in **VALLEY RANCH - PHASE V, 21ST INSTALLMENT, QUAIL HOLLOW APARTMENTS**, an addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on June 25, 1985, as Document No. 198501242074, in Volume 85124, Page 2044, of the Official Public Records of Dallas County, Texas;
- p. All lots and tracts of land situated in **VALLEY RANCH - PHASE V, SECTOR 8, 29TH INSTALLMENT**, an addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on February 27, 1986, as Document No. 198600403737, in Volume 86040, Page 5513, of the Official Public Records of Dallas County, Texas;
- q. All lots and tracts of land situated in **VALLEY RANCH - PHASE V, 31ST INSTALLMENT**, an addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on April 9, 1987, as Document No. 198700682569, in Volume 87068, Page 2305, of the Official Public Records of Dallas County, Texas;
- r. All lots and tracts of land situated in **VALLEY RANCH - PHASE V, 32ND INSTALLMENT**, an addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded in Volume 90233, Page 1511, of the Official Public Records of Dallas County, Texas;
- s. All lots and tracts of land situated in **VALLEY RANCH - PHASE V, 33RD INSTALLMENT**, an addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on January 28, 1994, as Document No. 199400182857, in Volume 94018, Page 2325, of the Official Public Records of Dallas County, Texas;
- t. All lots and tracts of land situated in **FIRST AMENDMENT OF PRELIMINARY/FINAL PLAT OF VALLEY RANCH, PHASE V, SECTOR 7, TRACT 3, 2ND INSTALLMENT, 2ND REVISED**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on February 4, 1988, as Document No. 198800235106, in Volume 88023, Page 3903, of the Official Public Records of Dallas County, Texas;
- u. All lots and tracts of land situated in **THE VALLEY RANCH, SECTOR 7, TRACT 5, TRACT 6, TRACT 7 AND TRACT 8**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on May 14, 1984, as Document No. 198401187273, in Volume 84118, Page 2544, of the Official Public Records of Dallas County, Texas; together with Certificate of Correction recorded on October 16, 1984, as Document No. 198402052375, in Volume 84205, Page 1259, of the Official Public Records of Dallas County, Texas;
- v. All lots and tracts of land situated in **VALLEY RANCH SECTOR-7 A PORTION OF TRACT 5**, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded on October 11, 1985, as Document No. 198502005756, in Volume 85200, Page 1687, of the Official Public Records of Dallas County, Texas;
- w. All lots and tracts of land situated in **VALLEY RANCH SECTOR 10, TRACT 7, 1ST INSTALLMENT - SECTOR 10, TRACT 9, 2ND INSTALLMENT, VALLEY RANCH APARTMENTS**, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded on June 26, 1984, as Document No. 198401269089, in Volume 84126, Page 4761, of the Official Public Records of Dallas County, Texas;

- x. All lots and tracts of land situated in **VALLEY RANCH SECTOR 10, TRACT 8, VALLEY RANCH APARTMENTS II**, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded on May 6, 1985, as Document No. 198500890303, in Volume 85089, Page 6991, of the Official Public Records of Dallas County, Texas;
- y. All lots and tracts of land situated in **VALLEY RANCH SECTOR 10, TRACTS 9 AND 10, FIRST INSTALLMENT**, an Addition in the City of Irving, Dallas County, Texas, according to the Map thereof recorded on November 4, 1983, as Document No. 198302181077, in Volume 83218, Page 4959, when taken with Certificate of Correction by Larry D. Stone, RPE, filed for record on April 16, 1984, as Document No. 198400769219, recorded in Volume 84076, Page 3109, of the Official Public Records of Dallas County, Texas;
- z. All lots and tracts of land situated in **PHASE THREE OF VALLEY RANCH SECTOR 10, TRACT 9, FIRST INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded on May 20, 1987, as Document No. 198700971998, in Volume 87097, Page 235, of the Official Public Records of Dallas County, Texas;
- aa. All lots and tracts of land situated in **PHASE THREE OF VALLEY RANCH SECTOR 10, TRACT 9, FIRST INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on October 23, 1985, as Document No. 198502088041, in Volume 85208, Page 3303, of the Official Public Records of Dallas County, Texas;
- bb. All lots and tracts of land situated in **PHASE THREE-AB OF VALLEY RANCH SECTOR 10, TRACT 9, FIRST INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Revised Map thereof recorded on January 26, 1990, as Document No. 199000182673, in Volume 90018, Page 3567, of the Official Public Records of Dallas County, Texas;
- cc. All lots and tracts of land situated in **PHASE THREE-A OF VALLEY RANCH SECTOR 10, TRACT 9, FIRST INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on November 1, 1991, as Document No. 199102141255, in Volume 91214, Page 3718, of the Official Public Records of Dallas County, Texas;
- dd. All lots and tracts of land situated in **PHASE TWO OF THE VALLEY RANCH SECTOR 10, TRACT 10, FIRST INSTALLMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on July 24, 1984, as Document No. 198401450427, in Volume 84145, Page 6329, when taken with Certificate of Correction of Error by Larry D. Stone, RPS recorded on April 1, 1985, as Document No. 198500640984, in Volume 85064, Page 2184, of the Official Public Records of Dallas County, Texas;

- ee. All lots and tracts of land situated in **PHASE TWO OF THE VALLEY RANCH, SECTOR 10, TRACT 10, FIRST INSTALLMENT**, an addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded on July 24, 1984, as Document No. 198401450427, in Volume 84145, Page 6329, when taken with Certificate of Correction recorded on October 17, 1985, as Document No. 198502053144, in Volume 85205, Page 548, of the Official Public Records of Dallas County, Texas;
- ff. All lots and tracts of land situated in **BARRINGTON COURT**, a Condominium Apartment Project in the City of Irving, Dallas, County, Texas, according to that certain Declaration of Condominium Regime, recorded on July 9, 1985, as Document No. 198501336153, in Volume 85133, Page 2103, of the Official Public Records of Dallas County, Texas, and Supplemental Declaration of Merger and Annexation for Barrington Court Phase II recorded on October 30, 1985, as Document No. 198502134849, in Volume 85213, Page 3422, of the Official Public Records of Dallas County, Texas;
- gg. All lots and tracts of land situated in **BEACON HILL VILLAGE, PHASE A REVISED IN THE VALLEY RANCH**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on October 6, 1992, as Document No. 199201958876, in Volume 92195, Page 516, of the Official Public Records of Dallas County, Texas;
- hh. All lots and tracts of land situated in **BEACON HILL VILLAGE, PHASE B IN THE VALLEY RANCH**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on July 8, 1993, as Document No. 199301318339, in Volume 93131, Page 8401, of the Official Public Records of Dallas County, Texas;
- ii. All lots and tracts of land situated in **AMENDED AND FINAL PLAT OF CANYON CREST ESTATES 24 ACRES IN THE VALLEY RANCH - SECTOR 7, TRACT 26 AND TRACT 24**, an Addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded on January 20, 1998, as Document No. 198800120620, in Volume 88012, Page 2584, of the Official Public Records of Dallas County, Texas;
- jj. All lots and tracts of land situated in **CAMPION HOLLOWS PHASE 1**, an addition to the City of Irving, Dallas County, Texas, according to a Map/Plat thereof, recorded on June 21, 2013, as Document No. 201300195334, of the Official Public Records of Dallas County, Texas;
- kk. All lots and tracts of land situated in **CAMPION HOLLOWS PHASE 2**, an addition in the City of Irving, Dallas County, Texas, according to a Map/Plat thereof, recorded on June 21, 2013, as Document No. 201300195335, of the Official Public Records of Dallas County, Texas;
- ll. All lots and tracts of land situated in **CANAL VIEW ESTATES**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on February 12, 1993, as Document No. 199300295808, in Volume 93029, Page 2010, of the Official Public Records of Dallas County, Texas;

- mm. All lots and tracts of land situated in the **CASA VALLEY APARTMENTS**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on April 3, 1985, as Document No. 198401187273, in Volume 84118, Page 2544, of the Official Public Records of Dallas County, Texas;
- nn. All lots and tracts of land situated in the **CASA VALLEY APARTMENTS**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on April 3, 1985, as Document No. 198500664452, in Volume 85066, Page 4184, of the Official Public Records of Dallas County, Texas;
- oo. All lots and tracts of land situated in the **CASA VALLEY APARTMENTS, PHASE II**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on May 14, 1986, as Document No. 198600942406, in Volume 86094, Page 4568, of the Official Public Records of Dallas County, Texas;
- pp. All lots and tracts of land situated in **THE CASITAS AT VALLEY RANCH, VALLEY RANCH, SECTOR 7, PHASE V, TRACT 2**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on January 16, 1984, as Document No. 198400111437, in Volume 84011, Page 4173, and Certificate of Correction recorded on December 20, 1985, as Document No. 198502487904, in Volume 85248, Page 5377, of the Official Public Records of Dallas County, Texas;
- qq. All lots and tracts of land situated in **THE CASITAS AT VALLEY RANCH SECTOR 7 PHASE V, TRACT 2**, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded on January 16, 1984, as Document No. 198400111437, in Volume 84011, Page 4173, of the Official Public Records of Dallas County, Texas;
- rr. All lots and tracts of land situated in **CHANNEL VIEW AT VALLEY RANCH**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on March 6, 1995, as Document No. 199500447030, in Volume 95044, Page 1618, of the Official Public Records of Dallas County, Texas;
- ss. All lots and tracts of land situated in **CROTZER ADDITION, SECOND REVISION**, an Addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded on July 18, 1995, as Document No. 199501389565, in Volume 95138, Page 4683, of the Official Public Records of Dallas County, Texas;
- tt. All lots and tracts of land situated in **GIANGIULI PLACE, A REVISION OF LOT 1, BLOCK A VALLEY RANCH PHASE V, 11TH INSTALLMENT, SILVERTON VILLAGE ADDITION**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on April 3, 1991, as Document No. 199100654604, in Volume 91065, Page 142, of the Official Public Records of Dallas County, Texas;
- uu. All lots and tracts of land situated in **GLEN COVE VILLAGE REVISED, IN THE VALLEY RANCH**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on August 19, 1992, as Document No. 199201626489, in Volume 92162, Page 3650, of the Official Public Records of Dallas County, Texas;

- vv. All lots and tracts of land situated in **GLEN COVE VILLAGE, REVISED**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded October 6, 1992, as Document 199201958877, in Volume 92195, Page 554, of the Official Public Records of Dallas County, Texas;
- ww. All lots and tracts of land situated in **GRAND RANCH**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on September 14, 1994, as Document No. 199401779297, in Volume 94177, Page 4575, of the Official Public Records of Dallas County, Texas;
- xx. All lots and tracts of land situated in **THE HAMPTONS AT VALLEY RANCH REVISED**, an Addition to the City of Irving, according to the Plat recorded on March 13, 1987, as Document No. 198700491808, in Volume 87049, Page 1529, of the Official Public Records of Dallas County, Texas;
- yy. All lots and tracts of land situated in the **FINAL PLAT OF THE HAMPTONS AT VALLEY RANCH REVISED, A 2ND REVISION OF BLOCK A**, an Addition to the City of Irving, Dallas County, Texas, according to the Map recorded on October 24, 1989, as Document No. 198902073282, in Volume 89207, Page 1836, of the Official Public Records of Dallas County, Texas;
- zz. All lots and tracts of land situated in **THE HILLS OF VALLEY RANCH**, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded on February 27, 2002, as Document No. 200201727554, in Volume 2002040, Page 13, of the Official Public Records of Dallas County, Texas;
- aaa. All lots and tracts of land situated in **THE HOLLOWS OF VALLEY RANCH, SECTION TWO**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on March 1, 1993, as Document No. 199300409871, in Volume 93040, Page 3561, of the Official Public Records of Dallas County, Texas;
- bbb. All lots and tracts of land situated in **THE HOLLOWS OF VALLEY RANCH, SECTION TWO**, an Addition to the City of Irving, Dallas County, Texas, according to the Revised Map thereof recorded on April 8, 1994, as Document No. 199400675544, in Volume 94067, Page 7887, of the Official Public Records of Dallas County, Texas;
- ccc. All lots and tracts of land situated in **THE HOLLOWS OF VALLEY RANCH, SECTION THREE**, an Addition to the City of Irving, Dallas County, Texas, according to the Amended Plat thereof recorded on January 19, 1995, as Document No. 199500128288, in Volume 95012, Page 6239, of the Official Public Records of Dallas County, Texas;
- ddd. All lots and tracts of land situated in **THE LAKES OF VALLEY RANCH, PHASE I**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on December 1, 1992, as Document No. 199202334809, in Volume 92233, Page 4877, of the Official Public Records of Dallas County, Texas;
- eee. All lots and tracts of land situated in **THE LAKES OF VALLEY RANCH, PHASE 2**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on May 7, 1993, as Document No. 199300890092, in Volume 93089, Page 3231, of the Official Public Records of Dallas County, Texas;

- fff. All lots and tracts of land situated in **THE LAKES OF VALLEY RANCH, PHASE 2**, an Addition to the City of Irving, Dallas County, Texas, according to the Revised Map/Plat thereof recorded on January 28, 1994, as Document No. 199400182824, in Volume 94018, Page 2112, of the Official Public Records of Dallas County, Texas;
- ggg. All lots and tracts of land situated in **THE LAKES OF VALLEY RANCH, PHASE 2**, an Addition to the City of Irving, Dallas County, Texas, according to the Replat thereof recorded on April 11, 1994, as Document No. 199400687560, in Volume 94068, Page 5728, of the Official Public Records of Dallas County, Texas;
- hhh. All lots and tracts of land situated in **THE LAKES OF VALLEY RANCH, PHASE 3**, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded on June 25, 1993, as Document No. 199301234843, in Volume 93123, Page 3135, of the Official Public Records of Dallas County, Texas;
- iii. All lots and tracts of land situated in **THE LAKES OF VALLEY RANCH, PHASE IV**, an Addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded on May 7, 1993, as Document No. 199300890091, in Volume 93089, Page 3214, of the Official Public Records of Dallas County, Texas;
- jjj. All lots and tracts of land situated in **THE LAKES OF VALLEY RANCH, PHASE 5**, an addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on November 29, 1993, as Document No. 199302303005, in Volume 93230, Page 2780, of the Official Public Records of Dallas County, Texas;
- kkk. All lots and tracts of land situated in **THE LAKES OF VALLEY RANCH, PHASE V, 11TH INSTALLMENT, SILVERTON VILLAGE**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on August 31, 1984, as Document No. 198401736599, in Volume 84173, Page 1858, of the Official Public Records of Dallas County, Texas;
- lll. All lots and tracts of land situated in **LAKESIDE VILLAGE, IN THE VALLEY RANCH DEVELOPMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on March 9, 1994, as Document No. 199400459935, in Volume 94045, Page 5289, of the Official Public Records of Dallas County, Texas;
- mmm. All lots and tracts of land situated in **MANDOLIN COLLECTION**, an Addition to the City of Irving, Dallas County, Texas, according to the Revised Plat thereof recorded on August 6, 1986, as Document No. 198601529099, in Volume 86152, Page 5861, of the Official Public Records of Dallas County, Texas;
- nnn. All lots and tracts of land situated in **MANDOLIN COLLECTION, PHASE II**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on January 29, 1987, as Document No. 198700183445, in Volume 87018, Page 4450, of the Official Public Records of Dallas County, Texas;
- ooo. All lots and tracts of land situated in the **2ND REPLAT OF MANDOLIN COLLECTION, PHASE III**, an addition to the City of Irving, Texas, according to the Plat thereof recorded on May 30, 1990, as Document No. 199001058550, in Volume 90105, Page 2654, of the Official Public Records of Dallas County, Texas;

- ppp. All lots and tracts of land situated in the **REVISION OF LOTS 29 THROUGH 32, BLOCK A, REPLAT OF MANDOLIN COLLECTION - PHASE III**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on April 2, 1991, as Document No. 199100644469, in Volume 91064, Page 4013, of the Official Public Records of Dallas County, Texas;
- qqq. All lots and tracts of land situated in **THE MANORS AT VALLEY RANCH**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on April 10, 2006, as Document No. 200600129493, of the Official Public Records of Dallas County, Texas;
- rrr. All lots and tracts of land situated in **THE MANORS AT VALLEY RANCH**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on August 6, 2008, as Document No. 20080257068, of the Official Public Records of Dallas County, Texas;
- sss. All lots and tracts of land situated in **RIVERWALK CONDOMINIUMS**, a condominium regime in the City of Irving, Dallas County, Texas, according to the Condominium Declaration, recorded on March 11, 1985, recorded in Volume 85050, Page 1523, together with the Supplemental Declaration of Merger and Annexation recorded in Volume 85165, Page 293; Volume 85223, Page 763; Volume 86123, Page 13; Volume 88062, Page 1255; and Amendments recorded in Volume 85245, Page 791 and Volume 86188, Page 313, of the Official Public Records of Dallas County, Texas;
- ttt. All lots and tracts of land situated in **RIVERWALK CONDOMINIUMS, PHASE I**, a Condominium Regime in the City of Irving, Texas, according to the Declaration thereof recorded on March 12, 1985, as Document No. 198500500632, in Volume 85050, Page 1523 of the Official Public Records of Dallas County, Texas and Supplemental Declaration of Merger and Annexation for Riverwalk Condominiums, Phase II recorded on August 22, 1985, as Document No. 198501657453, in Volume 85165, Page 293, and Supplemental Declaration of Merger and Annexation of **RIVERWALK CONDOMINIUMS, PHASE III**, recorded on November 20, 1985, as Document No. 198502286745, in Volume 85228, Page 791, and Supplemental Declaration of Merger and Annexation for Riverwalk Condominiums, Phase IV recorded on June 25, 1986, as Document No. 198601238265, in Volume 86123, Page 13, and Second Amendment to Condominium Declaration for Riverwalk Condominiums, recorded on September 25, 1986, as Document No. 198601887811, in Volume 86188, Page 313, of the Official Public Records of Dallas County, Texas;
- uuu. All lots and tracts of land situated in **FINAL PLAT RIVERWALK ESTATES, A REPLAT OF RIVERWALK CONDOMINIUMS IN THE VALLEY RANCH - DEVELOPMENT**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on May 28, 1992, as Document No. 199201042759, in Volume 92104, Page 5034, of the Official Public Records of Dallas County, Texas;
- vvv. All lots and tracts of land situated in **SANTA FE TRACE**, an Addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded on July 3, 1984, as Document No. 198401316627, in Volume 84131, Page 2363, of the Official Public Records of Dallas County, Texas;

- www. All lots and tracts of land situated in **SILVERLEAF ESTATES ADDITION**, an addition in the City of Irving, Dallas County, Texas, according to a map or plat thereof, recorded on June 19, 2015, as Document No. 201500160583, of the Official Public Records of Dallas County, Texas;

- xxx. All lots and tracts of land situated in **STONECREST PHASE I**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on April 7, 2005, as Document No. 200503307359, in Volume 2005068, Page 34, of the Official Public Records of Dallas County, Texas;

- yyy. All lots and tracts of land situated in **STONECREST PHASE II**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on July 22, 1998, as Document No. 199800228210, in Volume 98142, Page 1564, of the Official Public Records of Dallas County, Texas;

- zzz. All lots and tracts of land situated in **STONECREST, PHASE II**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on December 16, 1999, as Document No. 199900838581, in Volume 99244, Page 1149, of the Official Public Records of Dallas County, Texas;

- aaaa. All lots and tracts of land situated in **SOUTHRIDGE PHASE I IN VALLEY RANCH**, an Addition to the City of Irving, Dallas County, Texas according to the Plat thereof recorded on July 22, 1998, as Document No. 199800228209, in Volume 98142, Page 1563, of the Official Public Records of Dallas County, Texas;

- bbbb. All lots and tracts of land situated in **SOUTHRIDGE PHASE II IN VALLEY RANCH**, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof recorded on January 18, 2000, as Document 200000869062, in Volume 2000011, Page 24, of the Official Public Records of Dallas County, Texas;

- cccc. All lots and tracts of land situated in **TREE TOP III CONDOMINIUMS**, a Condominium Regime in the City of Irving, Dallas County, Texas, according to the Declaration thereof recorded on March 20, 1985, as Document No. 198500560049, in Volume 85056, Page 3797, together with Supplemental Declaration of Merger and Annexation for Phase II recorded on June 11, 1985, as Document No. 198501146496, in Volume 85114, Page 3196, of the Official Public Records of Dallas County, Texas;

- dddd. All lots and tracts of land situated in **VALLEY RANCH COMMERCIAL, A REPLAT OF LOT 2, BLOCK 1**, an Addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded on May 13, 1994, as Document No. 199400928710, in Volume 94092, Page 4036, of the Official Public Records of Dallas County, Texas;

- eeee. All lots and tracts of land situated in **VALLEY RANCH 8**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on April 5, 1999, as Document No. 199900525913, in Volume 99065, Page 15, of the Official Public Records of Dallas County, Texas;

- ffff. All lots and tracts of land situated in **VALLEY RANCH 14**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on February 12, 1999, as Document No. 199900470349, in Volume 99029, Page 66, of the Official Public Records of Dallas County, Texas;
- gggg. All lots and tracts of land situated in **VALLEY RANCH 14**, an Addition to the City of Irving, Dallas County, Texas, according to the Amended Map/Plat thereof recorded on August 2, 2000, as Document No. 200001082577, in Volume 2000149, Page 3, of the Official Public Records of Dallas County, Texas;
- hhhh. All lots and tracts of land situated in **VALLEY RANCH 16**, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded on January 14, 2000, as Document No. 200000867477, in Volume 2000010, Page 68, of the Official Public Records of Dallas County, Texas;
- iiii. All lots and tracts of land situated in **VALLEY RANCH 24**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on January 30, 2002, as Document No. 200201691803, in Volume 2002020 Page 19, of the Official Public Records of Dallas County, Texas;
- jjjj. All lots and tracts of land situated in **VALLEY RANCH VISTA, PHASE I**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on February 7, 2003, as Document No. 200302188617, in Volume 2003026, Page 51, of the Official Public Records of Dallas County, Texas;
- kkkk. All lots and tracts of land situated in **VALLEY RANCH VISTA, PHASE II**, an Addition to the City of Irving, Dallas County, Texas, according to the Map/Plat thereof recorded on July 27, 2004, as Document No. 200402987929, in Volume 2004143, Page 12, of the Official Public Records of Dallas County, Texas;
- llll. All lots and tracts of land situated in **VILLAS OF BEACON HILL TRACT A AND STONECREEK VILLAGE TRACT B IN THE VALLEY RANCH**, an Addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded on October 3, 1994, as Document No. 199401908837, in Volume 94190, Page 2801, of the Official Public Records of Dallas County, Texas;
- mmmm. All lots and tracts of land situated in **VILLAS OF BEACON HILL TRACT A AND STONECREEK VILLAGE TRACT B IN THE VALLEY RANCH**, an Addition to the City of Irving, Dallas County, Texas, according to the Amended Map or Plat thereof recorded on October 24, 1996, as Document No. 199602090279, in Volume 96209, Page 1020, of the Official Public Records of Dallas County, Texas;
- nnnn. All lots and tracts of land situated in **THE VILLAS AT VALLEY RANCH**, a condominium regime in the City of Irving, Dallas County, Texas, according to the Declaration and Master Deed for the Villas at Valley Ranch recorded on October 23, 1984, as Document No. 198402098104, in Volume 84209, Page 989, together with First Supplemental Declaration to the Declaration and Master Deed for The Villas at Valley Ranch recorded on January 24, 1985, as Document No. 198500177647, in Volume 85017, Page 3430; and corrected by Correction Instrument to the Declaration and Master Deed for The Villas at Valley Ranch recorded on February 22, 1985, as

Document No. 198500384676, in Volume 85038, Page 1821, and supplemented by Second Supplemental Declaration to the Declaration and Master Deed for The Villas at Valley Ranch recorded on September 4, 1985, as Document No. 198501732372, in Volume 85173, Page 2351, and supplemented by Supplement to the Declaration and Master Deed for The Villas at Valley Ranch recorded on December 18, 1985, as Document No. 198502463457, in Volume 85246, Page 5733, and amended by Amendment No. 1 to the Declaration and Master Deed for The Villas at Valley Ranch recorded on December 18, 1985, as Document No. 198502463458, in Volume 85246, Page 5739, of the Official Public Records of Dallas County, Texas; and

oooo. All lots and tracts of land situated in **THE VILLAS AT VALLEY RANCH, SECTOR 7, PHASE V, TRACT 1**, an addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded on December 7, 1983, as Document No. 198302391943, in Volume 83239, Page 5715, of the Official Public Records of Dallas County, Texas.

3. Recording Data for the Declaration and Amendments:

- a. Master Declaration of Covenants, Conditions and Restrictions for the Valley Ranch recorded on October 4, 1983, as Document No. 198301965656, in Volume 83196, Page 748, of the Official Public Records of Dallas County, Texas;
- b. First Amendment to the Master Declaration of Covenants, Conditions and Restrictions for [The] Valley Ranch, recorded on November 20, 1986, as Document No. 1986002263518, in Volume 86226, Page 0934, of the Official Public Records of Dallas County, Texas;
- c. Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch, recorded on May 26, 1988, as Document No. 1988001039299, in Volume 88103, Page 0858, of the Official Public Records of Dallas County, Texas;
- d. Third Amendment to Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch, recorded on June 14, 1989, as Document No. 1989001158935, in Volume 89115, Page 2810, of the Official Public Records of Dallas County, Texas;
- e. [Fourth] Amendment to the Master Declaration of Covenants, Conditions and Restrictions for [The] Valley Ranch Regarding Certificates of Compliance recorded on May 8, 1990, as Document No. 199000909019 in Volume 90090, Page 2328, of the Official Public Records of Dallas County, Texas;
- f. Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on December 27, 1991, as Document No. 002500642, in Volume 91250, Page 2599; of the Official Public Records of Dallas County, Texas;
- g. Sixth Amendment to Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on September 6, 1996, as Document No. 001760692, in Volume 96176, Page 03107; of the Official Public Records of Dallas County, Texas;

- h. Seventh Amendment to Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on March 5, 2002, as Document No. 200201736296, in Volume 2002044, Page 12143, of the Official Public Records of Dallas County, Texas; and
- i. Consolidated Master Declaration of Covenants, Conditions and Restrictions for the Valley Ranch recorded on December 8, 2022, as Document No. 202200310860, in Volume 83196, Page 0748, of the Official Public Records of Dallas County, Texas.

And Supplemented by those certain instruments recorded as follows:

- a. First Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on May 2, 1984, as Document No. 198400889237, in Volume 84088, Page 1296, of the Official Public Records of Dallas County, Texas;
- b. Second Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on November 7, 1984, as Document No. 198402204494, in Volume 84220 Page 2985, of the Official Public Records of Dallas County, Texas;
- c. Third Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on March 22, 1985, as Document No. 198500593094, in Volume 85059, Page 0902, of the Official Public Records of Dallas County, Texas;
- d. Fourth Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on December 6, 1984, as Document No. 198402390860, in Volume 84239, Page 911, of the Official Public Records of Dallas County, Texas;
- e. Fifth Supplement to the Master Declaration of Covenants, Conditions and Restrictions for the Commercial Area of The Valley Ranch recorded on January 3, 1985, as Document No. 198500034856, in Volume 85003, Page 0371, of the Official Public Records of Dallas County, Texas;
- f. Fifth Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch [2nd counterpart] recorded on January 3, 1985, as Document No. 198500034857, in Volume 85003, Page 0376, of the Official Public Records of Dallas County, Texas;
- g. Sixth Supplement to the Master Declaration of Covenants, Conditions and Restrictions for the Commercial Area of The Valley Ranch recorded on January 16, 1985, as Document No. 198500118790, in Volume 85011, Page 3330, of the Official Public Records of Dallas County, Texas;
- h. Seventh Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on March 27, 1985, as Document No. 198500628009, in Volume 85062, Page 1080, of the Official Public Records of Dallas County, Texas;

- i. Eighth Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on March 8, 1985, as Document No. 198500498807, in Volume 85049, Page 0414, of the Official Public Records of Dallas County, Texas;
 - j. Ninth Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on February 20, 1985, as Document No. 198500373012, in Volume 85037, Page 0597, of the Official Public Records of Dallas County, Texas;
 - k. Tenth Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on March 8, 1985, as Document No. 198500498809, in Volume 85049, Page 0425, of the Official Public Records of Dallas County, Texas;
 - l. Eleventh Supplement to the Master Declaration of Covenants, Conditions and Restrictions for the Commercial Area of The Valley Ranch recorded on June 3, 1985, as Document No. 198501088313, in Volume 85108, Page 4332, of the Official Public Records of Dallas County, Texas;
 - m. Twelfth Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on August 16, 1985, as Document No. 198501610030, in Volume 85161, Page 3630, of the Official Public Records of Dallas County, Texas;
 - n. Thirteenth Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on August 19, 1986, as Document No. 198601613161, in Volume 86161, Page 2612, of the Official Public Records of Dallas County, Texas; and
 - o. Fourteenth Supplement to the Master Declaration of Covenants, Conditions and Restrictions for The Valley Ranch recorded on August 14, 1989, as Document No. 198901570122, in Volume 89157, Page 4750, of the Official Public Records of Dallas County, Texas.
2. Name and mailing address of the Association: The name and mailing address of the Association is Valley Ranch Master Association, Inc., 8830 N. MacArthur Blvd., Suite 101, Irving, Texas, 75063.
3. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is:

Capital Consultants Management Corporation ("CCMC")
7800 N. Dallas Parkway, Suite 450, Plano, Texas, 75024
Phone: 469-246-3500
Email Address: ccmctx@ccmcnet.com

4. The Association's Dedicatory Instruments are Available to Members Online at www.valleyranch.org.
5. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
No Title Sale	\$125.00
Resale Trustee/Lender Sale	\$125.00
Lender Questionnaire Fee-Standard	\$50.00
Lender Questionnaire-Fee-Custom	\$150.00
Refinance/Lien Estoppel Update	\$50.00
Rush Fee	\$100.00
Inspection Fee	\$75.00

6. Resale Certificates: Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.ccmcnnet.com or www.homewisedocs.com. The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Arizona office for Capital Consultants Management Corporation at 8360 East Via de Ventura, Building L, Suite 100, Scottsdale, Arizona, 85258; telephone (480) 921-7500.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

VALLEY RANCH MASTER ASSOCIATION, INC.
a Texas nonprofit corporation

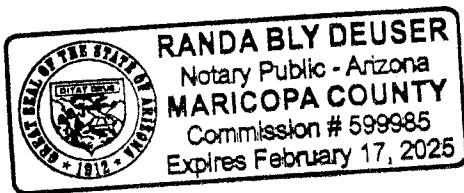
By: CAPITAL CONSULTANTS MANAGEMENT CORPORATION,
Managing Agent

By: 
DELORES FERGUSON

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

BEFORE ME, the undersigned notary public, on this 28th day of January, 2025, personally appeared Delores Ferguson, Managing Agent for Valley Ranch Master Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Randa Bly Deuser
Notary Public in and for the State of Arizona
Randa Bly Deuser

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500022110

eRecording - Real Property

Recorded On: February 04, 2025 02:33 PM

Number of Pages: 17

" Examined and Charged as Follows: "

Total Recording: \$85.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500022110
Receipt Number: 20250204000657
Recorded Date/Time: February 04, 2025 02:33 PM
User: Tineka S
Station: Cc102

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.