

Lake Whitney Star Ranch

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

(Section 209.004, Texas Property Code)

THIS PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE is executed by Star Ranch Property Owners Association, Inc., a Texas nonprofit corporation, (the "Association") and filed in the Official Public Records of Hill County, Texas, in accordance with the provisions of Section 209.004 and Section 215.013 of the Texas Property Code, as amended. The Association hereby states as follows:

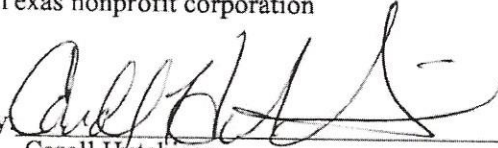
1. The name of the subdivision (the "Subdivision") is **Lake Whitney Star Ranch**.
2. The name of the Association is **Star Ranch Property Owners Association, Inc.**, a Texas nonprofit corporation.
3. The Subdivision is reflected on that certain plat of Lake Whitney Star Ranch, Phase 1, an Addition in Hill County, Texas, according to the Map or Plat thereof recorded in Slide 187A of the Map or Plat Records of Hill County, Texas.
4. The Subdivision is subject to and burdened by certain Declaration of Covenants, Conditions and Restrictions recorded on April 14, 2003, in Volume 1214, Page 600 of the Official Public Records of Hill County, Texas, as modified and amended by that certain First Modification and Amendment of Declaration of Covenants, Conditions and Restrictions dated May 25, 2004, recorded on June 21, 2004, in Volume 1287, Page 819 of the Official Public Records of Hill County, Texas, that certain First Amended and Restated Declaration of Covenants, Conditions and Restrictions dated to be effective as of April 14, 2003, recorded on October 5, 2005, in Volume 1372, Page 63 of the Official Public Records of Hill County, Texas, that certain First Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions dated to be effective as of February 1, 2012, recorded on February 16, 2012, in Volume 1703, Page 97 of the Official Public Records of Hill County, Texas, and that certain Second Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions dated as of May 8, 2023, recorded on November 5, 2025, in Volume 2403, Page 136 of the Official Public Records of Hill County, Texas (collectively, the "Declaration").
5. The mailing address and contact information for the Association is as follows:

Star Ranch Property Owners Association, Inc.
4355 FM 933 - PMB 248
Whitney, Texas 76692
Attn: Carroll Hutchison
Telephone: 817/368-4187
Email: carollhutchison@gmail.com
6. The Declaration contemplates the payment of assessments and other charges to the Association by each owner of a tract within the Subdivision. The charges, assessments and sums, together with such interest thereon and cost of collection thereof as provided in the Declaration constitutes a charge on such tract and are secured by a continuing contractual lien upon the tract against which such assessments or charges are made. The contractual lien securing such charges, assessments and sums may be subordinate to certain bona fide purchase money liens or mortgages created for improvements covering such tract.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate has been executed by the Association to be effective as of, although not necessarily on, May 8, 2023.

ASSOCIATION:

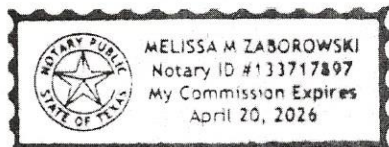
Star Ranch Property Owners Association, Inc.,
a Texas nonprofit corporation

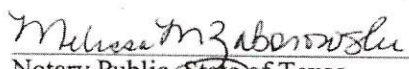
By 
Carol Hutchison,
President

STATE OF TEXAS §
COUNTY OF HILL §

This instrument was acknowledged before me November 18, 2025, by Carol Hutchison, President of **Star Ranch Property Owners Association, Inc.**, a Texas nonprofit corporation, on behalf thereof and in the capacity herein stated.

(seal)




Notary Public, State of Texas

After recording, return to:

Star Ranch Property Owners Association, Inc.
4355 FM 933 - PMB 248
Whitney, Texas 76692
Attn: Carol Hutchison

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