

After Recording Return To:  
Accent Real Estate Services  
2400 S 57th St.  
Temple, TX 76504

MANAGEMENT CERTIFICATE FOR  
REGATTA OAKS/ DAWSON RANCH HOA INC  
a Texas nonprofit property owners' association, and of  
REGATTA OAKS/ DAWSON RANCH HOME OWNERS' ASSOCIATION INC  
a subdivision in Bell County, Texas  
[pursuant to Texas Property Code, Section 209.004]

STATE OF TEXAS           §  
COUNTY OF BELL       §

1.     Legal Description of Property affected by this Management Certificate:

All lots in all blocks of the Regatta Oaks/ Dawson Ranch Home Owners Association Inc., a subdivision in Bell County, Texas, according to the map or plat of record in Cabinet C, Slide 372-B, of the Plat Records of Bell County, Texas;

2.     Name of Subdivision:

Regatta Oaks/ Dawson Ranch

3.     Name of Property Owners Association:

Regatta Oaks Dawson Ranch HOA, Inc.

4.     Recording Data for Dedication of Subdivision:

Regatta Oaks Two Dedication is recorded in Cabinet C, Slide 372-B, of the Plat Records of Bell County, Texas  
Phase II Dawson Ranch Dedication is recorded in Cabinet D, Slide 36-D, of the Plat Records of Bell County, Texas

5.     Recording Data for By Laws:

ByLaws recorded in Document #2013- 00007180, Official Public Records of Real Property of Bell County, Texas

6.     Recording Data for Restrictive Covenants:

Regatta Oaks Restrictive Covenants recorded in Document #000017335, Official Public Records of Real Property of Bell County, Texas  
Regatta Oaks Two Restrictive Covenants recorded in Volume 5272, Page 860, Official Public Records of Real Property of Bell County, Texas

Regatta Oaks and Dawson Ranch Restrictive Covenants recorded in Volume 5584, Page 776, Official Public Records of Real Property of Bell County, Texas  
Amended and Restated Regatta Oaks and Dawson Ranch Restrictive Covenants recorded in Volume 5613, Page 216, Official Public Records of Real Property of Bell County, Texas  
Addendum Modifying the Amended and Restated Regatta Oaks and Dawson Ranch Restrictive Covenants recorded in Volume 5667, Page 796, Official Public Records of Real Property of Bell County, Texas  
Phase II, Section I Dawson Ranch Restrictive Covenants recorded in Document #00002628, Official Public Records of Real Property of Bell County, Texas  
Highland Estates Phase I Restrictive Covenants recorded in Document #000015697, Official Public Records of Real Property of Bell County, Texas  
Highland Estates Phase II Restrictive Covenants recorded in Document #000039475, Official Public Records of Real Property of Bell County, Texas  
Highland Estates Phase III Restrictive Covenants recorded in Document #000042102, Official Public Records of Real Property of Bell County, Texas  
Dawson Ridge Restrictive Covenants recorded in Document #2021020855, Official Public Records of Real Property of Bell County, Texas

7. Recording Data for Declaration of Covenants, Conditions and Restrictions of Regatta Oaks/ Dawson Ranch Home Owners Inc, a nonprofit property owners' association, and of Regatta Oaks/ Dawson Ranch Home Owners' Association, Inc., a subdivision in Bell County, Texas:

Regatta Oaks Restrictive Covenants recorded in Document #000017335, Official Public Records of Real Property of Bell County, Texas  
Regatta Oaks Two Restrictive Covenants recorded in Volume 5272, Page 860, Official Public Records of Real Property of Bell County, Texas  
Regatta Oaks and Dawson Ranch Restrictive Covenants recorded in Volume 5584, Page 776, Official Public Records of Real Property of Bell County, Texas  
Amended and Restated Regatta Oaks and Dawson Ranch Restrictive Covenants recorded in Volume 5613, Page 216, Official Public Records of Real Property of Bell County, Texas  
Addendum Modifying the Amended and Restated Regatta Oaks and Dawson Ranch Restrictive Covenants recorded in Volume 5667, Page 796, Official Public Records of Real Property of Bell County, Texas  
Phase II, Section I Dawson Ranch Restrictive Covenants recorded in Document #00002628, Official Public Records of Real Property of Bell County, Texas  
Highland Estates Phase I Restrictive Covenants recorded in Document #000015697, Official Public Records of Real Property of Bell County, Texas  
Highland Estates Phase II Restrictive Covenants recorded in Document #000039475, Official Public Records of Real Property of Bell County, Texas  
Highland Estates Phase III Restrictive Covenants recorded in Document #000042102, Official Public Records of Real Property of Bell County, Texas



Dawson Ridge Restrictive Covenants recorded in Document #2021020855, Official Public Records of Real Property of Bell County, Texas

8. Recording Data for Records Production and Copying Policy of Regatta Oaks/ Dawson Ranch Home Owners' Association, Inc., a Texas nonprofit property owners' association:  
  
Policy Manual recorded in Document #2013-00007180, Official Public Records of Real Property of Bell County, Texas
9. Recording Data for Document Retention Policy of Regatta Oaks/ Dawson Ranch Home Owners' Association, Inc., a Texas nonprofit property owners' association:  
  
Policy Manual recorded in Document #2013-00007180, Official Public Records of Real Property of Bell County, Texas
10. Recording Data for Guidelines for Alternative Payment Plans of Regatta Oaks/ Dawson Ranch Home Owners' Association, Inc., a Texas nonprofit property owners' association:  
  
Policy Manual recorded in Document #2013-00007180, Official Public Records of Real Property of Bell County, Texas
11. Recording Data Policy of Regatta Oaks/ Dawson Ranch Homeowners' Association, Inc., a Texas nonprofit property owners' association:  
  
Policy Manual recorded in Document #2013-00007180, Official Public Records of Real Property of Bell County, Texas
12. Website For Association Documents and dedicatory instruments available at:  
  
Dawsonranchhoa.com
13. Mailing Address of Association or Name and Mailing Address of Managing Agent, telephone number of Managing Agent:

REGATTA OAKS/ DAWSON RANCH HOMEOWNERS' ASSOCIATION INC  
ATTN: BILL JONES  
c/o Accent Real Estate Services  
2400 S 57th Street  
Temple, Texas 76504  
Telephone: (254) 773-0900  
Facsimile: (254) 773-1299  
Email: hoamanager@accentres.com

REGATTA OAKS/ DAWSON RANCH HOME OWNERS' ASSOCIATION INC  
a Texas non-profit property owners' association

By: \_\_\_\_\_

Bill Jones (Manager) ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF BELL

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This instrument was acknowledged and signed before me on May 13, 2024,  
by Bill Jones, in his capacity as Manager/ Broker of Regatta Oaks/ Dawson Ranch Home  
Owners' Association, a Texas nonprofit property owners association, on behalf of said property  
owners' association.



\_\_\_\_\_  
Notary Public



Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513

Instrument Number: 2024020245

As  
CERTIFICATE

Recorded On: May 13, 2024

Parties: REGATTA OAKS DAWSON RANCH HOME OWNERS'  
ASSOCIATION INC

Billable Pages: 4

To REGATTA OAKS DAWSON RANCH

Number of Pages: 5

Comment:

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

|             |         |
|-------------|---------|
| CLERKS RMF: | \$5.00  |
| RECORDING:  | \$17.00 |
| Total Fees: | \$22.00 |

\*\*\*\*\* DO NOT REMOVE. 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**

Instrument Number: 2024020245  
Receipt Number: 403075  
Recorded Date/Time: 05/13/2024 10:38:00 AM  
User / Station: fosterk - BCCCD0735

**Record and Return To:**

ACCENT REAL ESTATE  
2400 S. 57TH STREET  
TEMPLE, TX 76504



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly  
recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk