

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
AMENDED  
THE RANCHES AT WOODLAND RIDGE PROPERTY  
OWNERS' ASSOCIATION, INC.

STATE OF TEXAS

§

COUNTY OF BOSQUE

§

§

1. Name of Subdivision: The Ranches at Woodland Ridge Subdivision
  2. Name of Homeowners Association: The Ranches at Woodland Ridge Property Owners' Association, Inc.
  3. Recording Data for Subdivision: Instrument Nos. 2017-03066, 2018-00630 and 2018-02907, Map and Plat Records of Bosque County, Texas
  4. Recording Data for Declaration: See Exhibit "A"
  5. Name and mailing address of Association: The Ranches at Woodland Ridge Property Owners' Association, Inc., RWR POA, PO Box 146, Walnut Springs, Tx, 76690
  6. The association's designated representative is: Cynthia Winkelbauer
  7. 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 Bosque County Clerk.
- Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for The Ranches at Woodland Ridge Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.*

The Ranches at Woodland Ridge Property  
Owners' Association, Inc.

By: Cynthia Winkelbauer

\_\_\_\_\_, President

Blank page

THE STATE OF TEXAS

COUNTY OF

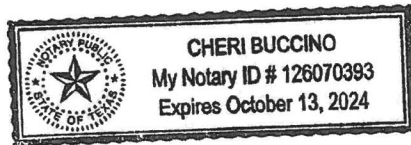
Bosque

§  
§  
§

**CERTIFICATE OF ACKNOWLEDGMENT**

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

Given under my hand and seal of office on this the 31<sup>st</sup> day of March 2022



Cheri Buccino  
Notary Public in and for The State of Texas

**AFTER RECORDING, RETURN TO:**

The Ranches at Woodland Ridge

Property Owners' Association, Inc.

**EXHIBIT "A"**

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

DATE RECORDED	CLERK'S FILE NO.	DOCUMENT
September 27, 2017	Instrument #2017-03146	Declaration Of Covenants, Conditions, Restrictions, Easements, Charges and Liens For The Ranches at Woodland Ridge Subdivision;
September 27, 2017	Instrument #2017-03150	Resolution Of The Board Of Directors Of The Ranches at Woodland Ridge Property Owners' Association, Inc. Regarding Records Production And Copying Policy;
September 27, 2017	Instrument #2017-03149	Resolution Of The Board Of Directors Of The Ranches at Woodland Ridge Property Owners' Association, Inc. Regarding Records Retention Policy;
September 27, 2017	Instrument #2017-03148	Resolution Of The Board Of Directors Of The Ranches at Woodland Ridge Property Owners' Association, Inc. Regarding Payment Plan Policy;
September 27, 2017	Instrument #2017-03147	Bylaws Of The Ranches at Woodland Ridge Property Owners' Association, Inc., A Nonprofit Corporation;
February 26, 2018	Instrument #2018-00630	Replat of Ranches 7, 8 & 9 For The Ranches at Woodland Ridge Subdivision;

September 4, 2018	Instrument #2018-02907	Phase One A Plat For The Ranches at Woodland Ridge Subdivision;
		First Amended Declaration Of Covenants, Conditions, Restrictions, Easements, Charges And Liens For The Ranches At Woodland Ridge Subdivision To Identify Plat Information For Lots 55-62

Filed for Record in:  
STATE OF TEXAS, BOSQUE COUNTY TEXAS  
I hereby certify that this instrument was filed on the  
date and time stamped hereon by me and was duly  
recorded in the records of:

BOSQUE COUNTY TEXAS  
Tabatha Ferguson, COUNTY CLERK

Instr.: 2022-01318  
April 5, 2022 at 2:45 PM  
Stamps: 5 Page(s)

By:   
Deputy Clerk

