

***** Electronically Recorded Document *****

Leon County

Christie Wakefield
Leon County Clerk
Centerville, TX

Document Number: 2023-458346

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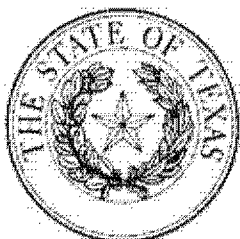
Parties:

**Direct- BEAVER CREEK RANCH PROPERTY OV
Indirect- TO THE PUBLIC**

Receipt Number: 177150

Processed By: Mandy Gilstrap

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



" THIS DOCUMENT IS BEING CORRECTED AND
RE-FILLED IN LIEU OF DOCUMENT
2023 - 458331 "

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

BEAVER CREEK RANCH PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS

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COUNTY OF LEON

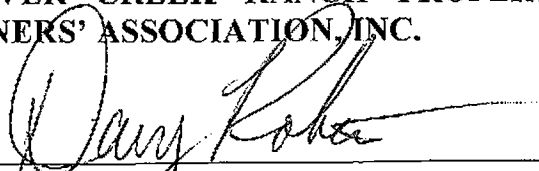
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1. Name of Subdivision: Beaver Creek Ranch Subdivision
2. Name of Homeowners Association: Beaver Creek Ranch Property Owners' Association, Inc.
3. Recording Data for Subdivision: Clerk's Instrument Number 2023-00457309, Volume 1928, Page 686, Plat Env 229B-230B of the Map and Plat Records of the County Clerk of Leon County, Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Beaver Creek Ranch Property Owners' Association, Inc., P.O. Box 1987, Marble Falls, Texas 78654.
6. Contact information for the Association is: Telephone No. (800) 511-2430 and Email mferguson@lonestarlandpartners.com and Website: www.beavercreekpoa.com
7. The association's designated representative is: Davy Roberts
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 Leon County Clerk as set forth on Exhibit A.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Beaver Creek Ranch Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.

BEAVER CREEK RANCH PROPERTY OWNERS' ASSOCIATION, INC.

By:


Davy Roberts, President

THE STATE OF TEXAS

COUNTY OF BURNET

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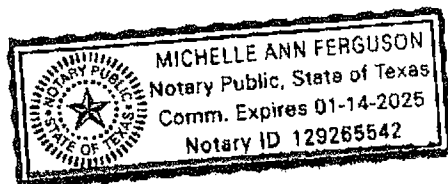
CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Davy Roberts 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 Beaver Creek Ranch Property Owners' Association, Inc. and that by authority duly given and as the act of Beaver Creek Ranch Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 12th day of MARCH 2023.



Notary Public in and for The State of Texas



AFTER RECORDING, RETURN TO:

Beaver Creek Ranch Property Owners' Association, Inc.
P.O. Box 1987
Marble Falls, Texas 78654

EXHIBIT "A"

Beaver Creek Ranch, a subdivision located in Leon County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Beaver Creek Ranch Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Leon County, Texas, as follows:

DATE RECORDED	LEON INSTRUMENT NO.	DOCUMENT
<u>FEB 23</u> , 2023	Inst. #2023- <u>00457459</u> Vol. <u>1929</u> , Pg. <u>744</u>	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Beaver Creek Ranch Subdivision
<u>MARCH 28</u> , 2023	Inst. #2023- <u>458335</u> Vol. <u>1935</u> , Pg. <u>143</u>	Resolution Of The Board Of Directors Of Beaver Creek Ranch Property Owners' Association, Inc. Regarding Records Production And Copying Policy
<u>MARCH 28</u> , 2023	Inst. #2023- <u>458333</u> Vol. <u>1935</u> , Pg. <u>136</u>	Resolution Of The Board Of Directors Of Beaver Creek Ranch Property Owners' Association, Inc. Regarding Records Retention Policy
<u>MARCH 28</u> , 2023	Inst. #2023- <u>458334</u> Vol. <u>1935</u> , Pg. <u>139</u>	Resolution Of The Board Of Directors Of Beaver Creek Ranch Property Owners' Association, Inc. Regarding Payment Plan Policy
<u>MARCH 28</u> , 2023	Inst. #2023- <u>458336</u> Vol. <u>1935</u> , Pg. <u>147</u>	Resolution Of The Board Of Directors Of Beaver Creek Ranch Property Owners' Association, Inc. Regarding Procurement Policy
<u>MARCH 28</u> , 2023	Inst. #2023- <u>458332</u> Vol. <u>1935</u> , Pg. <u>117</u>	Bylaws Of Beaver Creek Ranch Property Owners' Association, Inc., A Nonprofit Corporation