

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
AMENDED
REPUBLIC GRAND RANCH PROPERTY OWNERS ASSOCIATION

STATE OF TEXAS

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COUNTY OF MONTGOMERY

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1. Name of Subdivision: Republic Grand Ranch Subdivision
2. Name of Homeowners Association: Republic Grand Ranch Property Owners Association
3. Recording Data for Subdivision: Section 1 filed in Document No. 2020146985, Cabinet Z, Sheet 6889; Section 2 filed in Document No. 2021057497, Cabinet Z, Sheet 7311; Section 3 filed in Document No. 2021073259, Cabinet Z, Sheet 7393; Section 4 filed in Document No. 2021128959, Cabinet Z, Sheet 7717; Section 5 filed in Document No. 2021136073, Cabinet Z, Sheet 7788; Section 6 filed in Document No. 2022040646, Cabinet Z, Sheet 8339-8357; Section 7 filed in Document No. 2022053798, Cabinet Z, Sheet 8479-8497; Section 8 filed in Document No. 2022130230, Cabinet Z, Sheet 9075; and Section 9 filed in Document No. 2023064723, Cabinet Z, Sheet 9696 of the Map and Plat Records of the County Clerk of Montgomery County, Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Republic Grand Ranch Property Owners Association, P.O. Box 219, New Waverly, Texas 77358
6. The Association's designated representative is: Deborah Onstott, Onstott Consulting, LLC
7. Contact information for the Association's designated representative is: P.O. Box 465, Paulden, AZ 86334; Telephone No. 936-647-6512 Email: d.onstott@pattenco.com Website: www.engage.goenumerate.com/s/rgrpoa
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 Montgomery County Clerk as set forth on Exhibit "A".

9. Resale Transfer Fee: \$175.00 payable to Republic Grand Ranch Property Owners Association

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

REPUBLIC GRAND RANCH PROPERTY OWNERS ASSOCIATION

By: Renee Howes
Renee Howes, President

THE STATE OF Texas §
COUNTY OF Montgomery §
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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Renee Howes 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 she is the President of Republic Grand Ranch Property Owners Association and that by authority duly given and as the act of Republic Grand Ranch Property Owners Association executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 2nd day of January
~~2023~~ 2024

Eli Guillen
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Republic Grand Ranch Property Owners Association
P.O. Box 219
New Waverly, Texas 77358

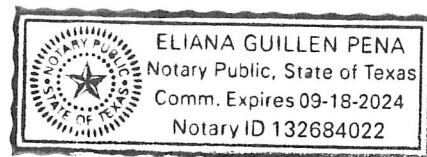


EXHIBIT "A"

Republic Grand Ranch, a subdivision located in Montgomery County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Republic Grand Ranch Property Owners Association, which sections are originally encumbered by restrictive covenants filed of record in Montgomery County, Texas, as follows:

DATE RECORDED	INSTRUMENT NO.	DOCUMENT
May 28, 2021	2021073266	Amended and Restated Declaration for Republic Grand Ranch
May 28, 2021	2021073270	Amended Site & Building Requirements
September 16, 2021	2021128974	1 st Amendment to the Amended and Restated Declaration for Republic Grand Ranch
September 16, 2021	2021128975	1 st Amendment to Amended Site & Building Requirements
September 30, 2021	2021136238	2 nd Amendment to the Amended and Restated Declaration for Republic Grand Ranch
September 30, 2021	2021136239	2 nd Amendment to Amended Site & Building Requirements
March 31, 2022	2022040665	3 rd Amendment to the Amended and Restated Declaration for Republic Grand Ranch
March 31, 2022	2022040666	3 rd Amendment to Amended Site & Building Requirements
April 28, 2022	2022053797	4 th Amendment to the Amended and Restated Declaration for Republic Grand Ranch
April 28, 2022	2022053798	4 th Amendment to Amended Site & Building Requirements
October 27, 2022	2022130258	Amended Bylaws Of Republic Grand Ranch Property Owners Association, A Nonprofit Corporation

October 27, 2022	2022130259	5 th Amendment to the Amended and Restated Declaration for Republic Grand Ranch
October 27, 2022	2022130260	5 th Amendment to Amended Site & Building Requirements
April 27, 2023	2023036443	6 th Amendment to Amended Site & Building Requirements
July 14, 2023	2023064933	6 th Amendment to the Amended and Restated Declaration for Republic Grand Ranch
July 14, 2023	2023064934	7 th Amendment to Amended Site & Building Requirements
<u>January 9, 2024</u> 2023	<u>2024002607</u>	Resolution Of The Board Of Directors Of Republic Grand Ranch Property Owners Association Adopting an Amended Records Production And Copying Policy
<u>January 9, 2024</u> 2023	<u>2024002608</u>	Resolution Of The Board Of Directors Of Republic Grand Ranch Property Owners Association Adopting an Amended Records Retention Policy
<u>January 9, 2024</u> 2023	<u>2024002609</u>	Resolution Of The Board Of Directors Of Republic Grand Ranch Property Owners Association Adopting an Amended Payment Plan Policy
<u>January 9, 2024</u> 2023	<u>2024002610</u>	Resolution Of The Board Of Directors Of Republic Grand Ranch Property Owners Association Regarding Procurement Policy
<u>January 9, 2024</u> 2023	<u>2024002611</u>	Resolution Of The Board Of Directors Of Republic Grand Ranch Property Owners Association Regarding Fine and Enforcement Policy

January 9, ²⁰²⁴ 2023	<u>2024002612</u>	Resolution Of The Board Of Directors Of Republic Grand Ranch Property Owners Association Regarding Rules and Regulations for the Use of Lake RGR
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FILED FOR RECORD

01/09/2024 11:41AM



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

01/09/2024



L. Brandon Steinmann

County Clerk
Montgomery County, Texas