

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
KELLY RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Kelly Ranch Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF KELLY RANCH RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 202430824, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS.

1. The name of the subdivision: Kelly Ranch
2. The name of the Association: Kelly Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Parker County, Texas, made subject to that certain Kelly Ranch Master Covenant [Residential] recorded under Document No. 202304625, Official Public Records of Parker County, Texas, as the same may be amended from time to time (the "Covenant"), by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Kelly Ranch Residential Community, Inc., c/o Carter Association Management, Attn: Crystal Brown, General Manager, 5100 Kelly Road, Aledo, Texas 76008
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name: Kelly Ranch Residential Community, Inc., c/o Carter HOA Management LLC

Attention: Crystal Brown, Community Manager

Mailing Address: 5100 Kelly Road, Aledo, Texas 76008

Telephone Number: 817-228-6756

Email Address: crystal@carterassocmgmt.com

7. Website to access the Association's dedicatory instruments:
www.carterassocmgmt.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,000.00

Transfer Fee - \$400.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

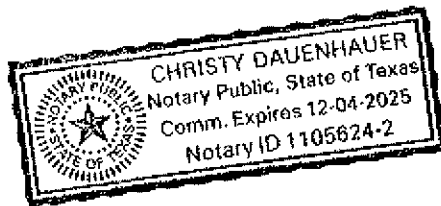
KELLY RANCH RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: _____
Name: E. Ryan Voorhees
Title: VP

THE STATE OF TEXAS §
COUNTY OF Foster §

This instrument was acknowledged before me on the 18 day of March 2025 by
E. Ryan Voorhees of Kelly Ranch Residential Community, Inc., a
Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Notary Public Signature

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM

ATTACHMENT 1

1. Kelly Ranch Master Covenant [Residential], recorded under Document No. 202304625, Official Public Records of Parker County, Texas.
2. Kelly Ranch Development Area Declaration [Residential] recorded under Document No. 202304714, Official Public Records of Parker County, Texas.
3. Kelly Ranch Adoption of Working Capital Assessment, recorded under Document No. 202305997, Official Public Records of Parker County, Texas.
4. Kelly Ranch Community Manual, recorded under Document No. 202304639, Official Public Records of Parker County, Texas.
5. Kelly Ranch Notice of Applicability [Residential] [Rio Vista Addition, Phase 1] recorded under Document No. 202304743, Official Public Records of Parker County, Texas.
6. First Amendment to Kelly Ranch Development Area Declaration [Residential] recorded under Document No. 202307670, Official Public Records of Parker County, Texas.
7. First Amendment to Kelly Ranch Master Covenant [Residential], recorded under Document No. 202319518, Official Public Records of Parker County, Texas.
8. Kelly Ranch Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 202319521, Official Public Records of Parker County, Texas.
9. Amended and Restated Kelly Ranch Development Area Declaration [Residential] recorded under Document No. 202322751, Official Public Records of Parker County, Texas.
10. Deed Without Warranty [Rio Vista Addition, Phase 1], recorded under Document No. 202322907, Official Public Records of Parker County, Texas.
11. Kelly Ranch Notice of Applicability [Residential] [Sierra Vista, Phase 1] recorded under Document No. 20249428, Official Public Records of Parker County, Texas.
12. Kelly Ranch Design Guidelines [Rio Vista - Residential] [Sierra Vista - Residential], recorded under Document No. 202427013, Official Public Records of Parker County, Texas.
13. Kelly Ranch Development Area Declaration [Sierra Vista - Residential] recorded under Document No. 202427012, Official Public Records of Parker County, Texas.
14. Kelly Ranch Amended and Restated Notice of Applicability [Residential] [Rio Vista Addition, Phase 1], recorded under Document No. 202427226, Official Public Records of Parker County, Texas.
15. Kelly Ranch Development Area Declaration [La Dorada - Residential] recorded under Document No. ~~202307023~~ Official Public Records of Parker County, Texas.

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KELLY RANCH RESIDENTIAL COMMUNITY, INC.

16. Kelly Ranch Design Guidelines [La Dorada - Residential], recorded under Document No. 202507198, Official Public Records of Parker County, Texas.

17. Kelly Ranch Notice of Applicability [Residential] [La Dorada, Phase 1A] recorded under Document No. 202507167, Official Public Records of Parker County, Texas.

18.

ATTACHMENT 1

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
KELLY RANCH RESIDENTIAL COMMUNITY, INC.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202507179

03/19/2025 11:21:05 AM

Fee: \$41.00

Lila Deakle, County Clerk

Parker County, Texas

MANAGECERT