

VG-69-2023-232710

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 232710

Real Property Recordings

Recorded On: August 22, 2023 02:13 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$25.00

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

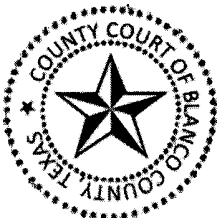
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 232710
Receipt Number: 20230822000008
Recorded Date/Time: August 22, 2023 02:13 PM
User: Melody E
Station: cclerk01

Record and Return To:

RICHARD VANCE



STATE OF TEXAS
Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

Management Certificate
Sundown Ranch Property Owner's Association
Section 209.004, Texas Property Code

The Sundown Ranch Property Owner's Association, a Texas Property Owner's Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code.

1. The name of the subdivision is Sundown Ranch.
2. The name of the association is Sundown Ranch Property Owner's Association.
("Association")
3. The recording data for the subdivision is as follows: recorded at Volume 2, Page 80 in the Map and Plat Records of Blanco County, Texas.
4. The recording data for the declaration is as follows:
 - a. The Amended Declaration of Covenants, Conditions, Restrictions and Easements for Sundown Ranch Subdivision in Blanco County, dated January 25, 2010 was filed as Instrument number 100322, Volume 416, pages 873 - 879 in the Official Public Records of Real Property of Blanco County, Texas.
 - b. The Declaration of Covenants, Conditions, Restrictions and Easements for the Sanctuary in Blanco County, dated December 11, 2007 was filed as Instrument number 074710, Volume 0377 pages 715 – 721 in the Official Public Records of Real Property of Blanco County, Texas.
5. The name of the Association is Sundown Ranch Property Owner's Association, and the mailing address is 3156 Sanctuary Lane, Blanco, Texas, 78606.
6. The name and mailing address of the Association's designated representative is Richard Vance, 3156 Sanctuary Lane, Blanco, Texas, 78606.
7. No transfer fees are assessed for sales and purchases of lots in Sundown Ranch.
8. Other information the Association considers appropriate:
 - a. By-Laws of Sundown Ranch Property Owner's Association, as amended on March 12, 2022, were filed as Instrument number 232481 in the Official Records of Blanco County, Texas and are available from the designated representative at 3156 Sanctuary Lane, Blanco, Texas, 78606.
 - b. Sundown Ranch is a tract of land of 443.54 acres in Blanco County and is within the boundaries of The Sanctuary, a 900.932 acre tract of land in Blanco County.
 - c. While not an Association declaration or document, the following is applicable to all property owners in the Sundown Ranch subdivision: The Access Agreement dated

February 3, 2010 was filed as Instrument number 100471, Volume 417, pages 637-639 in the Official Public Records of Real Property of Blanco County, Texas.

SIGNED this 22 day of August, 2023.

Sundown Ranch Property Owner's Association

By: Richard Vance
Richard Vance, President

The State of Texas

County of Gillespie

The above instrument was acknowledged before me by Richard Vance, President of the Sundown Ranch Property Owner's Association on this 22 day of August, 2023.

Kayla Ryland
Notary Public in and for the State of Texas

