

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE


LEDGE STONE RANCH PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS       §  
                                  §  
COUNTY OF BROWN   §

1. Name of Subdivision: Ledge Stone Ranch Subdivision
2. Name of Homeowners Association: Ledge Stone Ranch Property Owners' Association, Inc.
3. Recording Data for Subdivision: Volume 5, Pages 387-388 of the Map and Plat Records of the County Clerk of Brown County, Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Ledge Stone 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.ledgestoneranchpoa.com
7. The association's designated representative is: Price Keever
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 Brown County Clerk as set forth on Exhibit A.

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

LEDGE STONE RANCH PROPERTY OWNERS' ASSOCIATION, INC.

By:   
Price Keever, President

THE STATE OF TEXAS

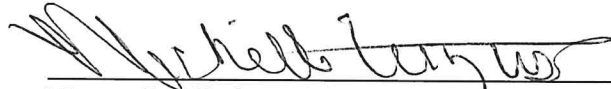
COUNTY OF BURNET

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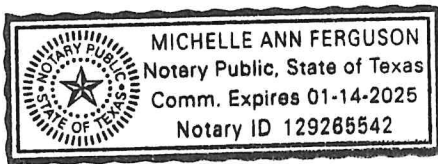
**CERTIFICATE OF ACKNOWLEDGMENT**

Before me, the undersigned Notary Public, on this day personally appeared Price Keever 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 Ledge Stone Ranch Property Owners' Association, Inc. and that by authority duly given and as the act of Ledge Stone 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 26<sup>th</sup> day of April 2024.



Notary Public in and for The State of Texas



**AFTER RECORDING, RETURN TO:**

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

# EXHIBIT "A"

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

DATE RECORDED	BROWN INSTRUMENT NO.	DOCUMENT
April 2, 2024	2401586	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Ledge Stone Ranch Subdivision
<u>April 26</u> , 2024 <del>April 27</del>	<u>2402075</u>	Resolution Of The Board Of Directors Of Ledge Stone Ranch Property Owners' Association, Inc. Regarding Records Production And Copying Policy
<u>April 26</u> , 2024	<u>2402076</u>	Resolution Of The Board Of Directors Of Ledge Stone Ranch Property Owners' Association, Inc. Regarding Records Retention Policy
<u>April 26</u> , 2024	<u>2402077</u>	Resolution Of The Board Of Directors Of Ledge Stone Ranch Property Owners' Association, Inc. Regarding Payment Plan Policy
<u>April 26</u> , 2024	<u>2402078</u>	Resolution Of The Board Of Directors Of Ledge Stone Ranch Property Owners' Association, Inc. Regarding Procurement Policy
<u>April 26</u> , 2024	<u>2402079</u>	Resolution Of The Board Of Directors Of Ledge Stone Ranch Property Owners' Association, Inc. Regarding Fine and Enforcement Policy
<u>April 26</u> , 2024	<u>2402080</u>	Bylaws Of Ledge Stone Ranch Property Owners' Association, Inc., A Nonprofit Corporation
<u>April 26</u> , 2024	<u>2402081</u>	First Amendment to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Ledge Stone Ranch Subdivision

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101  
BROWNWOOD TX 76801

PHONE (325) 643-2594

**DO NOT DESTROY**  
**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

INSTRUMENT NO. 2402082

FILED FOR REGISTRATION APRIL 26, 2024 12:22PM 3PGS \$33.00

SUBMITTER: LEDGE STONE RANCH PROPERTY OWN

RETURN TO:

LEDGE STONE RANCH PROPERTY OWNERS A  
P O BOX 1987  
MARBLE FALLS TX 78654

I hereby certify that this instrument was FILED in  
file number Sequence on the date and at the time  
stamped hereon by me, and was duly RECORDED in the  
Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW