

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 2, 2021 by Pecan Valley Ranch Homeowners Association, Inc. a/k/a Pecan Valley Ranch, Phase One, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Pecan Valley Ranch, Phase One has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Pecan Valley Ranch, Phase One filed of record on or about May 9, 2002 (the "Declaration") and recorded at Instrument #2002-R0021799 in the Real Property Records of Smith County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit Pecan Valley Ranch, Phase One.

WHEREAS, the Association was duly formed on July 5, 2002, as Pecan Valley Ranch Homeowners Association, Inc. a/k/a Pecan Valley Ranch, Phase One.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Pecan Valley Ranch, Phase One.
2. Name of the Association. The name of the Association is the Pecan Valley Ranch Homeowners Association, Inc. a/k/a Pecan Valley Ranch, Phase One and is located at Smith County, Texas. The mailing address for the Association is Rose City Property Management, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Smith County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about May 9, 2002 (the "Declaration") recorded at Instrument #2002-R0021799 in the Real Property Records of Smith County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about May 4, 2003 at Instrument #2003-R0057612;
- On or about July 15, 2003 at Instrument #2003-R0035925;
- On or about May 5, 2005 at Instrument #2005-R0022757;
- On or about February 21, 2008 at Instrument #2008-R00008380; and
- On or about July 30, 2010 at Instrument #2010-R00036842.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Rose City Property Management
108 N. Houston Street
Bullard, TX 75757

6. Manager of the Association. The telephone number for the manager of the Association is 903-630-6355 and the email address for the manager of the Association is carrie@rosecitymanagement.com.

7. Website for the Association. The websites for the Association are <https://app.townsq.io/login> and <http://www.pecanvalleyranch.com/>.*

8. Resale Certificates: Resale Certificates may be requested by contacting Rose City Property Management at resales@thetacgroupco.com or at <https://www.homewisedocs.com>. The Resale Fee is \$350.00 and shall be payable to Rose City Property Management.

**Please Note: Supplementary documents may be requested for an additional fee through Homewisedocs.com.*

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

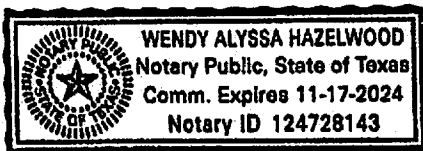
Pecan Valley Ranch Homeowners Association, Inc. a/k/a
Pecan Valley Ranch, Phase One, a Texas non-profit
corporation

By: Carrie Matting Managing Agent
Authorized Representative for
Pecan Valley Ranch Homeowners Association,
Inc. a/k/a Pecan Valley Ranch, Phase One

THE STATE OF TEXAS §
COUNTY OF Smith §

This instrument was acknowledged before me on this 2nd day of September, 2021 by Carrie Matting Authorized Representative for Pecan Valley Ranch Homeowners Association, Inc. a/k/a Pecan Valley Ranch, Phase One, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Wendy Hazelwood
Notary Public Signature

**Smith County
Karen Phillips
Smith County Clerk**

Document Number: 202101041391

eRecording - Real Property

CERTIFICATE

Recorded On: October 06, 2021 03:10 PM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202101041391
Receipt Number: 20211006000145
Recorded Date/Time: October 06, 2021 03:10 PM
User: Adrius K



**STATE OF TEXAS
COUNTY OF SMITH**

**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 Smith County, Texas.**

Karen Phillips
Smith County Clerk
Smith County, TX