

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

STATE OF TEXAS           §  
  §  
COUNTY OF SOMERVELL §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
VISTA RIDGE RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of VISTA RIDGE RANCH PROPERTY OWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

**WITNESSETH:**

**WHEREAS**, Vista Ridge Ranch, LLC, a Delaware limited liability company, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Vista Ridge Ranch Subdivision (the "*Declaration*"), is filed as Instrument No. 20221303 and recorded in the Official Public Records of Somervell County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 subject to the Declaration is Vista Ridge Ranch.
2.     **Name and Mailing Address of the Association.** The name of the Association is Vista Ridge Ranch Property Owners' Association, Inc., and its mailing address is c/o RealManage, LLC ("*RealManage*"), P.O. Box 803555, Dallas, Texas 75380.
3.     **Recording Data for the Subdivision.** The recording data for the subdivision is Vista Ridge Ranch, Somervell County, Texas, according to the Plat recorded as Instrument No. 20221236 filed in the Official Plat/Map Records of Somervell County, Texas.

4. **Recording Data for the Declaration.** The Declaration is filed as Instrument No. 20221303 and amended by that certain First Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Vista Ridge Ranch Subdivision filed as Instrument No. 20221788, along with any additional amendments thereof or supplements thereto recorded in the Official Public Records of Somervell County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone number is (866) 473-2573, and email address is [visridge@ciramail.com](mailto:visridge@ciramail.com).

6. **Website.** The Association's website may be found at <https://vistaridgeranch.org/homepage.aspx>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o RealManage via [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal), or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**VISTA RIDGE RANCH PROPERTY  
OWNERS' ASSOCIATION, INC.,  
a Texas non-profit corporation**

By: RealManage, LLC  
Its: Managing Agent

By: Emily Dale  
Emily Dale, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 29 day of January, 2025,  
by Emily Dale, Community Manager with RealManage, LLC, the Managing Agent of Vista Ridge  
Ranch Property Owners' Association, Inc., a Texas non-profit corporation.

  
Notary Public, State of Texas



**THE STATE OF TEXAS  
COUNTY OF SOMERVELL**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Somervell County,  
Texas.

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01/29/2025 02:31:03 PM Total Fees: \$33.00

Michelle Reynolds, County Clerk  
Somervell County, Texas

