



VG-121-2023-233647

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 233647

Real Property Recordings

Recorded On: November 20, 2023 08:03 AM

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: 233647
Receipt Number: 20231120000001
Recorded Date/Time: November 20, 2023 08:03 AM
User: Melody E
Station: cclerk01

Record and Return To:

PEDERNALES RANCH ESTATES POA



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

Laura Walla

PEDERNALES RANCH ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

- The name of subdivision: Pedernales Ranch Estates
- The name of the association: Pedernales Ranch Estates Property Owners' Association
- The recording data for the subdivision: Recorded in the Plat Records of Blanco County, Texas in Book 1, Page 61-66. The Declaration of Covenants, Conditions and Restrictions recorded in Volume 91, Page 904 et seq of the Real Property Records of Blanco County, Texas, and corrected in Volume 92, Page 272 et seq of the Real Property Records of Blanco County, Texas.
- The name and mailing address of the association: See below.
- The name, mailing address, telephone number, and email address of the person managing the association or the association's designated representative:

Name:	Roberto Rodriguez
Mailing Address:	PO Box 907, Johnson City, TX 78636
Phone Number:	512-300-5062
Email Address:	pedernalesranchestates@gmail.com

- The website address of any website on which the association's dedicatory instruments are available: N/A
- Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of the certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.
- The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision: \$350

Signed on this 16 day of November, 2023.

Pedernales Ranch Estates Subdivision Property Owners Association, Inc., a Texas property owners' association.

By:

[Signature]
Roberto Rodriguez, Secretary/Treasurer

STATE OF TEXAS

COUNTY OF Travis

This instrument was signed before me on the 16th day of November, 2023 and it was acknowledged that this instrument was signed for the purposes herein expressed.

[Signature]

Notary Public

Printed Name: Whitney Reyes

My Commission Expires: 01/24/2024

AFTER RECORDING RETURN TO:

PREPOA
PO BOX 907
JOHNSON CITY, TX 78636

