

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
THE RANCH ASSOCIATION OF OWNERS**

---

THE STATE OF TEXAS           §  
   §  
COUNTIES OF COLLIN       §

The undersigned, being the Managing Agent of The Ranch Association of Owners, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by The Ranch Association of Owners:


1. Name of Subdivision: The Ranch.
2. Name of Association: The Ranch Association of Owners
3. Recording Data for the Subdivision:
  - a) Replat of The Ranch Phase One, recorded November 29, 2001, as Document No. 2001-0152383, in Cabinet N, Page 490, Plat Records, Collin County Texas.
  - b) Final plat of The Ranch Phase Two, recorded December 4, 2001, as Document No. 2001-0154382, in Cabinet N, Page 499, Plat Records, Collin County Texas.
  - c) Final plat of The Ranch Phase Three, recorded April 3, 2002, as Document No. 20020048725, in Cabinet N, Page 761, Plat Records, Collin County Texas.
  - d) Final plat, The Ranch Phase Four, recorded October 17, 2002, as Document No. 2002-0151404, in Cabinet O, Page 196, Plat Records, Collin County Texas.
  - e) Final plat, The Ranch Phase Five at North Hill, recorded September 20, 2004, as Document No. 2004-0137994, in Cabinet P, Page 898, Plat Records, Collin County Texas.
  - f) Final plat, The Ranch Phase Six at North Hill, recorded September 9, 2005, as Document No. 05- 0126623, in Cabinet Q, Page 687, Plat Records, Collin County Texas.
  - g) Final plat, The Ranch Phase Seven at North Hill, recorded September 9, 2005, as Document No. 05-0126625, in Cabinet Q, Page 689, Plat Records, Collin County Texas.
  - h) Final plat, The Ranch Phase Eight at North Hill, recorded September 9, 2005, as Document No. 05-0126619, in Cabinet Q, Page 685, Plat Records, Collin County Texas.
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions for The Ranch, recorded on April 2, 2002, as Document No. 20020402000476490, Real Property Records, Collin County, Texas.

- b) Amendment of Annexation of Phase 3 of The Ranch, recorded May 14, 2002, as Document No 20020514000691950, Real Property Records of Collin County, Texas.
  - c) Amendment of Annexation of Phase 4 of The Ranch, recorded July 14, 2003, as Document No 20030714001331000, in Real Property Records of Collin County, Texas.
  - d) Amendment of Annexation, The Ranch - Phases 5-8, recorded October 6, 2005, as Document No 20051006001405980, in, Real Property Records of Collin County, Texas.
5. Name and Mailing Address of the Association is: The Ranch Association of Owners, c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
  6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The Ranch Association of Owners, c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
  7. Telephone Number to Contact the Association is: 214-871-9700.
  8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
  9. The Association's website may be found at:: <https://theranch.connectresident.com>
  10. Fees charged by the Association upon the sale or transfer of Property:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325

Executed on this the 8 day of January 2024.

THE RANCH ASSOCIATION OF OWNERS

By:   
Patrick Droesch, President of FirstService  
Residential Texas, Inc.

THE STATE OF TEXAS

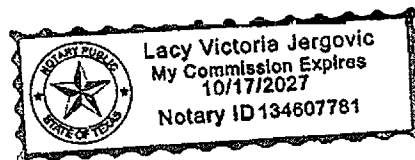
§  
§  
§

ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 8 day of January 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of The Ranch Association of Owners, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

  
Notary Public in and for the State of Texas



**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

---

**Instrument Number:** 2024000002760

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 08, 2024 03:23 PM

Number of Pages: 4

---

**" Examined and Charged as Follows: "**

Total Recording: \$33.00

---

\*\*\*\*\* 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: 2024000002760  
Receipt Number: 20240108000617  
Recorded Date/Time: January 08, 2024 03:23 PM  
User: Kim D  
Station: Workstation cck024

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

