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202200625

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for

THE RANCHES AT CANYON CREEK PROPERTY OWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF BURNET §

The undersigned, being the Managing Agent of The Ranches at Canyon Creek Property Owners' Association, Inc., a non-profit corporation (the "Association") 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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Ranches at Canyon Creek.
2. Name of Association: The name of the Association is The Ranches at Canyon Creek Property Owners' Association, Inc.
3. Recording Data for the Subdivision:
 - a. The Ranches at Canyon Creek Phase One, a recorded subdivision in Burnet County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 201508986. of the Official Public Records of Real Property of Burnet County, Texas, and all amendments and annexations thereto or replats thereof, if any.
 - b. The Ranches at Canyon Creek Phase Two, a recorded subdivision in Burnet County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 201600345 of the Official Public Records of Real Property of Burnet County, Texas, and all amendments and annexations thereto or replats thereof, if any.
 - c. The Ranches at Canyon Creek Phase Three, a recorded subdivision in Burnet County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 201604405 of the Official Public Records of Real Property of Burnet County, Texas, and all amendments and annexations thereto or replats thereof, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, and Restrictions for The Ranches At Canyon Creek Subdivision.
 - b. Recording Information:
 - (1) Burnet County Clerk's File No. 201509118.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Ranches at Canyon Creek Property Owners' Association, Inc., 101 Saddle Ridge Drive, Bertram, TX 78605.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

The Ranches at Canyon Creek
101 Saddle Ridge Drive
Bertram, TX 78605
Need phone number
communications.c@raccpoa.com
7. The Association's Dedicatory Instruments are available to Members online at:
www.ranchesatcanyoncreek.org
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Annual Assessments	\$330 per lot, due January 31st
ACC Review Fee	\$250
Construction Deposit	\$1,000 refundable upon completion and review
Property Transfer Fee	\$150
Resale Certificate	\$375
Late Fees	\$25 per lot per month, starting after 30 day grace period
Registered/Certified Letters	\$25
Demand Letter Regular Mail	\$7.50
Returned Check Fee	\$40
Variance Filing Fee	\$25 + County Costs (\$5 first page, \$4 each additional page*)
Attorney Collection Fees	All costs are paid by the property owner

* All variable costs incurred by the association shall be passed on to the owner.

* Filing Fees, per page costs are set by Burnet County and can be found by searching for "recording fees" on the Burnet County Website at <http://www.burnetcountytexas.org>

Resale certificates are requested via The Ranches at Canyon Creek POA.

Executed on this 12th day of JANUARY, 2021.

THE RANCHES AT CANYON CREEK PROPERTY OWNERS' ASSOCIATION, INC.

By: Bobby Lambert - Director

By: 

*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS

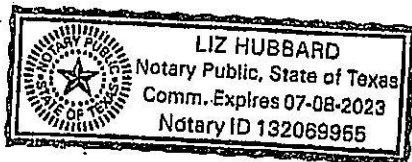
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COUNTY OF BURNET

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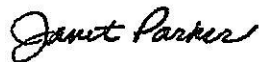
BEFORE ME, the undersigned notary public, on this 12 day of January, 2021 personally appeared Bobby Lambert, Director for The Ranches at Canyon Creek Property Owners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.




Notary Public and for the State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Janet Parker, County Clerk

Burnet County Texas

1/12/2022 9:32:44 AM

FEE: \$34.00

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