

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
THE BAR C RANCH OWNERS ASSOCIATION

The undersigned, being an officer of The Bar C Ranch Owners Association (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Property Owners' Association Management Certificate for The Bar C Ranch Owners Association, recorded as Document No. D220042044 in the Official Public Records of Tarrant County, Texas, and shall control over all previous management certificates recorded for The Bar C Ranch Owners Association in the Official Public Records of Tarrant County, Texas.

1. The name of the subdivision: The Bar C Ranch.
2. The name of the Association: The Bar C Ranch Owners Association, a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Bar C Ranch, recorded under Document No. D205281985 in the Official Public Records of Tarrant County (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: The Bar C Ranch Owners Association, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Insight Association Management
Attn.:	Bruce Crawford
Mailing Address:	275 W. Campbell Road, Suite 620, Richardson, TX 75080
Telephone Number:	214-494-6002
Email Address:	resales@insightam.com

7. Website to access the Association's dedicatory instruments:
www.barc ranch.nabrnetwork.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment – \$350.00.

Initial Reserve Fund (Charged to first sale only) - \$150.00.

Reserve Fund Contribution – Fifty percent (50%) of the annual assessment.

Transfer Fee - \$150.00.

Resale Disclosure Package - \$350.00.

Resale Disclosure Update - \$35.00.

Rush Fee - \$100.00.

Expedited Rush Fee - \$200.00.

Custom Questionnaires - \$165.00.

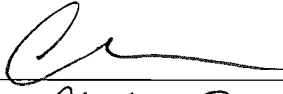
Association Questionnaires - \$125.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

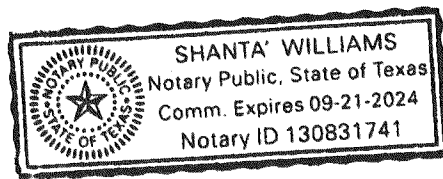
THE BAR C RANCH OWNERS ASSOCIATION, a
Texas nonprofit corporation

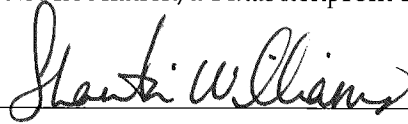
By: 
Name: Chelsea Faxon-Reeves
Title: President

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 13th day of October, 2021
by Chelsea Faxon-Reeves President of The Bar C Ranch Owners Association, a Texas nonprofit corporation,
on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
KSTOTTS@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Bylaws of The Bar C Ranch Owners Association, recorded as Document No. D205281984, Official Public Records of Tarrant County, Texas.
2. Declaration of Covenants, Conditions and Restrictions for The Bar C Ranch, recorded as Document No. D205281985, Official Public Records of Tarrant County, Texas.
3. Notice of Filing of Dedicatory Instruments for The Bar C Ranch, recorded as Document No. D207391871, Official Public Records of Tarrant County, Texas.
4. First Amendment to Declaration of Covenants, Conditions and Restrictions for The Bar C Ranch, recorded as Document No. D211120246, Official Public Records of Tarrant County, Texas.
5. First Supplement to the Notice of Filing of Dedicatory Instruments for The Bar C Ranch, recorded as Document No. D211278648, Official Public Records of Tarrant County, Texas.
6. Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Bar C Ranch, recorded as Document No. D211149187, Official Public Records of Tarrant County, Texas.
7. Certificate and Memorandum of Recording of Dedicatory Instruments for The Bar C Ranch Owners Association, recorded as Document No. D215271259, Official Public Records of Tarrant County, Texas.
8. Supplemental Declaration of Covenants, Conditions and Restrictions for The Bar C Ranch, recorded as Document No. D218030064, Official Public Records of Tarrant County, Texas.
9. Third Amendment to Declaration of Covenants, Conditions and Restrictions for The Bar C Ranch, recorded as Document No. D221028689, Official Public Records of Tarrant County, Texas.
10. Second Supplement to Notice of Filing of Dedicatory Instruments for The Bar C Ranch, recorded as Document No. D221287296, Official Public Records of Tarrant County, Texas.

EXHIBIT "A"

THE BAR C RANCH OWNERS ASSOCIATION
AMENDED AND RESTATED MANAGEMENT CERTIFICATE