

**MANAGEMENT CERTIFICATE
OF
VICTORY RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Victory Ranch Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Victory Ranch.
2. The name of the Association: Victory Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Bell County, Texas, made subject to that certain Victory Ranch Master Covenant [Residential] recorded as Document No. 2024014262, Official Public Records of Bell County, Texas, as the same may be amended from time to time (the "**Covenant**"), by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Victory Ranch Residential Community, Inc., c/o Preferred Association Management Company.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name:	Victory Ranch Residential Community, Inc., c/o Preferred Association Management Company
Attention:	Community Manager
Mailing Address:	700 Market Street, Bldg. 3, Cedar Park, TX 78613
Telephone Number:	512-918-8100
Email Address:	<u>pamco@pamcotx.com</u>

7. Website to access the Association's dedicatory instruments:
<https://pamcotx.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

Transfer Fee - \$200.00

Resale Certificate Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

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

VICTORY RANCH RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: _____

Name: Dustin King

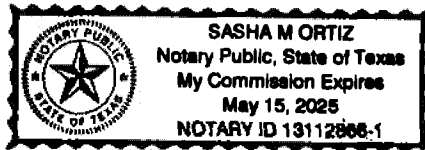
Title: President

THE STATE OF TEXAS §

COUNTY OF Bell §

This instrument was acknowledged before me on the 3rd day of April, 2024, by
Dustin King, President of Victory Ranch Residential Community, Inc., a Texas nonprofit corporation, on
behalf of said nonprofit corporation.

[SEAL]



Sasha M. Ortiz
Notary Public Signature

AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

1. Victory Ranch Master Covenant [Residential], recorded as Document No. 2024014262, Official Public Records of Bell County, Texas.
2. Victory Ranch Development Area Declaration [Residential] recorded as Document No. 2024014281, Official Public Records of Bell County, Texas.
3. Victory Ranch Development Area Declaration [Duplexes] recorded as Document No. 2024014278, Official Public Records of Bell County, Texas
4. Victory Ranch Adoption of Working Capital Assessment, recorded as Document No. 2024014277, Official Public Records of Bell County, Texas.
5. Victory Ranch Community Manual, recorded as Document No. 2024014282, Official Public Records of Bell County, Texas.
6. Victory Ranch Notice of Applicability [Residential] recorded as Document No. 2024014283, Official Public Records of Bell County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE
VICTORY RANCH RESIDENTIAL COMMUNITY, INC.



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2024014290

As

CERTIFICATE

Recorded On: April 05, 2024

Parties: VICTORY RANCH RESIDENTIAL COMMUNITY INC

To VICTORY RANCH

Comment:

Billable Pages: 4

Number of Pages: 5

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$17.00
Total Fees:	\$22.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

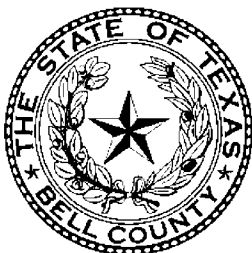
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2024014290
Receipt Number: 396857
Recorded Date/Time: 04/05/2024 11:27:00 AM
User / Station: zbranead - BCCCD0642

Record and Return To:

Winstead PC - Austin
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk