

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
THE RANCHES AT STAR HOLLOW PROPERTY
OWNERS' ASSOCIATION

The undersigned, being an officer of The Ranches at Star Hollow Property Owners Association, Inc. (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 The Ranches at Star Hollow Property Owners Association, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D2023-0010472, IN THE OFFICIAL PUBLIC RECORDS OF HOOD COUNTY, TEXAS.

1. The name of the subdivision: The Ranches at Star Hollow
2. The name of the association: The Ranches at Star Hollow Property Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in HOOD County, Texas, described as plats of the Subdivision) recorded as Document No. P-939-Plat Records of Hood County, Official Public Records of HOOD County, Texas (the "Plat").
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 (the "Declaration").
5. The name and mailing address of the Association: The Ranches at Star Hollow Property Owners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Keller, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road, Keller, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; accounting@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments:
<https://ranchesatstarhollowtxpoa.com>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Resale Certificate Fee - starting at \$300.00; Transfer Fee: \$150.00 Payable to Management

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.

THE RACHES AT STAR HOLLOW PROPERTY OWNERS ASSOCIATION, INC., a

Texas non-profit corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

§

COUNTY OF

Tarrant

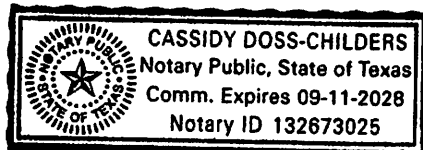
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This instrument was acknowledged before me this 25th day of July, 2025 by

DAWN KELLY, Authorized Agent of The Ranches at Star Hollow Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Cassidy Doss-Childers
Notary Public Signature

AFTER RECORDING RETURN TO:

**PROPERTY MANAGEMENT
GROUP, LLC**

**10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244**

DKELLY@PROPERTYMANAGEMENTGROUP.ORG

FILED

AUG 20 2025

SKR
County Clerk, Hood County, TX

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for The Ranches at Star Hollow, recorded as Document No. D199035959, Official Public Records of Hood County, Texas.
2. Bylaws of The Ranches at Star Hollow Owners Association, recorded as Document 2023-0010470, Official Public Records of Hood County, Texas.
3. The Ranches at Star Hollow Fine and Enforcement Policy, recorded as Document No. 2023-0010471, Official Public Records of Hood County, Texas
4. The Ranches at Star Hollow Production and Procurement Policy, recorded as Document No. 2023-00100468, Official Public Records of Hood County, Texas
5. The Ranches at Star Hollow Records and Retention Policy, recorded as Document No. 2023-0010467, Official Public Records of Hood County, Texas
6. The Ranches at Star Hollow Payment Plan Policy, recorded as Document No. 2023-0010466, Official Public Records of Hood County, Texas
7. The Ranches at Star Hollow Procurement Policy, recorded as Document No. 2023-00100469, Official Public Records of Hood County, Texas

Hood County
Christine C. Leftwich, County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048

Receipt: R2512095

Product	Name	Extended
COA	CERTIFICATE OWNERS ASSOCIATION	\$23.00
	Pages	4
	Document #	2025-0011321
	Non Standard Document Type	0
2nd Page Recording Fee - \$4		\$8.00
1st Page Recording Fee - \$5		\$5.00
RecordsManagement		\$10.00
Total		\$23.00
Tender (CHECK)		\$23.00
Check Number	2010	
Paid By	RANCHES AT STAR HOLLOW POA	

Thank You For Your Business

**Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222**

Document Number: 2025-0011321 -
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: RANCHES AT STAR HALLOW PROPERTY OA

Pages: 4

Recorded On: 08/20/2025 11:49 AM

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Recorded On:	08/20/2025 11:49 AM	Notes:
Document Number:	2025-0011321	
Receipt Number:	R2512095	
Amount:	\$23.00	
Recorded By:	Brianna Daniels	

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.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To: Mail Back

PROPERTY MANAGEMENT GROUP
10340 ALTA VISTA RD #C
FORT WORTH, TX 76244

