



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
AMENDED  
THE RANCHES AT VALLEY VIEW EAST  
PROPERTY OWNERS' ASSOCIATION, INC.**

**STATE OF TEXAS**

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**COUNTY OF PARKER**

1. Name of Subdivision: The Ranches at Valley View East Subdivision
2. Name of Homeowners Association: The Ranches at Valley View East Property Owners' Association, Inc.
3. Recording Data for Subdivision: Plat recorded under Instrument No. 202220144 of the Official Records of the County Clerk of Parker County, Texas as further described in the Declarations.
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: The Ranches at Valley View East Property Owners' Association, 110 W. Interstate 20, Frontage Road, Suite 120, Weatherford, Texas 76086.
6. Contact information for the Association is: Telephone No. (800) 710-0977 and Email: cbellah@nlpllc.com and Website: www.valleyvieweastpoa.com
7. The association's designated representative is: Monte Magness
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Parker County Clerk as set forth on Exhibit A.

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for The Ranches at Valley View East Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.*

**THE RANCHES AT VALLEY VIEW EAST  
PROPERTY OWNERS' ASSOCIATION,  
INC.**

By: \_\_\_\_\_

Monte Magness, President

THE STATE OF TEXAS

COUNTY OF

Parker

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**CERTIFICATE OF ACKNOWLEDGMENT**

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of The Ranches at Valley View East Property Owners' Association, Inc. and that by authority duly given and as the act of The Ranches at Valley View East Property Owners' Association, Inc executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 3 day of June 2022.



Notary Public in and for The State of Texas



**AFTER RECORDING, RETURN TO:**

The Ranches at Valley View East Property Owners' Association, Inc.  
110 W. Interstate 20, Frontage Road, Suite 120  
Weatherford, Texas 76086

### EXHIBIT "A"

The Ranches at Valley View East, a subdivision located in Parker County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Ranches at Valley View East Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Parker County, Texas as follows:

DATE RECORDED	CLERK'S FILE NO.	DOCUMENT
May 25, 2022	202220145	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Valley View East Subdivision
June 2, 2022	202221272	Resolution of the Board of Directors of The Ranches at Valley View East Property Owners' Association, Inc. Regarding Records Production and Copying Policy
June 2, 2022	202221273	Resolution of the Board Of Directors of The Ranches at Valley View East Property Owners' Association, Inc. Regarding Records Retention Policy
June 2, 2022	202221270	Resolution of the Board of Directors of The Ranches at Valley View East Property Owners' Association, Inc. Regarding Payment Plan Policy
June 2, 2022	202221271	Resolution of the Board of Directors of The Ranches at Valley View East Property Owners' Association, Inc. Regarding Procurement Policy
June 2, 2022	202221269	Bylaws of The Ranches at Valley View East Property Owners' Association, Inc., A Nonprofit Corporation

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Lila Deakle*

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06/10/2022 03:37 PM  
Fee: 34.00  
Lila Deakle, County Clerk  
Parker County, Texas  
MANAGECERT