

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**THE RANCHES AT VALLEY VIEW WEST PROPERTY OWNERS ASSOCIATION**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas                    §

County of Parker                §

1.      Name of Subdivision: The Ranches at Valley View
2.      Subdivision Location: Parker
3.      Name of Homeowners Association: The Ranches at Valley View West Property Owners Association
4.      Recording Data for Association:  
  
Plat Map is recorded under Instrument No. 202207809  
Plat Map is recorded under Instrument No. 202211754  
Replats recorded under Instrument No's. 202219947, 202211960, 202211961, & 202217957
5.      Recording Data for Declaration and any amendments:  
  
Bylaws are recorded under Document No. 202210060  
DCCR's are recorded under Document No. 202207810  
Supplemental DCCR's are recorded under Document No. 202212021  
2<sup>nd</sup> Supplemental DCCR's are recorded under Document No. 202222957
6.      Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
7.      Mailing Address and Contact Information for the Association and the Managing Agent:  
  
JellyBird HOA Management  
17319 San Pedro Ave, Suite 300  
San Antonio, TX 78232  
contact@JellyBirdHOA.com  
210-640-3911  
<https://jellybirdhoa.com/app/>
8.      Fee(s) related to Property Transfer:
  - Administrative Transfer Fee - \$200.00
  - Resale Package = \$375.00
    - Rush for Resale Package:
      - 1 business day = \$120.00 / 3 business days = \$95.00
    - Add a Rush to an existing order = \$75.00 + Cost of a Rush

- Update for Resale Package:
  - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (For Builders sells only) = \$120.00
  - Rush for Statement of Account (For Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (For Builder sells only):
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 28<sup>th</sup> day of June, 2024.

The Ranches at Valley View West Property Owners Association

By: Shelby Welch  
Shelby Welch (of JellyBird HOA Management), Managing Agent

State of Texas §

County of Bexar §

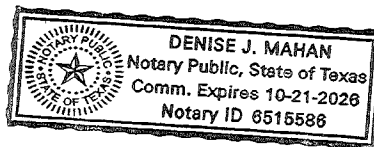
This instrument was acknowledged and signed before me on this 28<sup>th</sup> day of

June, 2024 by Shelby Welch, representative of JellyBird HOA Management, the

Managing Agent of The Ranches at Valley View West Property Owners Association, on behalf of said association.

Denise J. Mahan  
Notary Public, State of Texas

After Recording, Return To:  
JellyBird HOA Management  
Attn: Transitions  
17319 San Pedro, #300  
San Antonio, TX 78232



## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Lila Deakle*

202416722

06/28/2024 04:26:30 PM

Fee: \$29.00

Lila Deakle, County Clerk

Parker County, Texas

MANAGECERT