



After recording mail to:
Paramount Realty & Management
P.O. Box 23111
Waco, Texas 76702

AMENDED MANAGEMENT CERTIFICATE FOR SDC

BADGER RANCH HOMEOWNERS ASSOCIATION

The SDC Badger Ranch Homeowners Association, a Texas nonprofit corporation and the property owners association as set forth under Texas Property Code § 209.001 *et seq.*, having previously recorded a management certificate as Document Number 2021037600 in the Official Public Records of McLennan County, hereby files this management certificate pursuant to Section 209.004 of the Texas Property Code:

- (1) The name of the subdivision is: SDC Badger Ranch Addition.
- (2) The name of the association is SDC Badger Ranch Homeowners Association.
- (3) The recording data for the subdivision is: Document No. 2004026728, in the Official Public Records of McLennan County, Texas.
- (4) The recording data for the declaration is: Document Nos. 2004026730, 2007013684, 2017001491, and 2017021390 in the Official Public Records of McLennan County, Texas.
- (5) The address of the association is P.O. Box 23111, Waco, Texas 76702.
- (6) The name and mailing address of the person managing the association or the association's designated representative is Paramount Realty & Management, 220 South 2nd Street, Suite 1, Waco, Texas 76701.
- (7) The additional information which the association considers appropriate includes the following:

Additional information can be found at the management company's website:

www.paramountrealtytx.com

The e-mail address for the management company is:

wacoassociationmanagement@gmail.com

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(8) Description of fees charged by the association related to property transfer in the subdivision:

Transfer fee: \$100

Information on Subdivision with Resale Certificate: \$250

Administrative data fee \$100

Refinance Statement of Account \$75.00

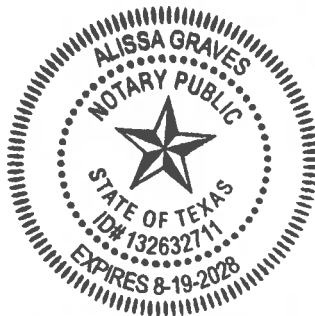
Signed on

March 5, 2025



Virginia (Ginger) Townley
Principal Broker/Owner
Paramount Realty & Management

SWORN TO AND SUBSCRIBED before me on the date identified therein by Virginia (Ginger) Townley on behalf of the homeowner's association described herein.



Alissa Graves
Notary Public

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



J. A. "Andy" Harwell, County Clerk
03/06/2025 03:26 PM

Fee: \$19.00
2025006665 AMENDMENT
McLennan County, TX