

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
VALLEY RANCH COMMUNITY OWNERS ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Valley Ranch Community 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 AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF VALLEY RANCH COMMUNITY OWNERS ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 20220226778, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.**

1.     The name of the subdivision: Valley Ranch.
2.     The name of the Association: Valley Ranch Community Owners Association, Inc., a Texas non-profit corporation.
3.     The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain Valley Ranch Amended and Restated Master Covenant recorded under Document No. 20170028837, Official Public Records of Bexar County, as the same may be amended from time to time (the "**Covenant**").
4.     The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5.     The name and mailing address of the Association: Valley Ranch Community Owners Association, Inc., c/o CCMC, 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6.     The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultants Management Corporation (CCMC)
Mailing Address:	7800 North Dallas Parkway, Suite 450 Plano, Texas 75024
Telephone Number:	(469) 246-3500
Email Address:	ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:

www.valleyranchsahoa.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 (all Owners) - \$500.00

Working Capital Assessment (Owners in the Orchards) - \$200.00

Resale Disclosure / Lien Estoppel - \$375.00

*[SIGNATURE PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**VALLEY RANCH COMMUNITY OWNERS  
ASSOCIATION, INC.,** a Texas non-profit corporation

By: [Signature]  
Name: Delores Ferguson  
Title: Chief Customer Officer

STATE OF ARIZONA §  
COUNTY OF MARICOPA §

This instrument was acknowledged before me this 5<sup>th</sup> day of December, 2023  
by Delores Ferguson, Chief Customer Officer of Valley Ranch Community Owners  
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]  
Notary Public Signature  
Randa Bly Deuser

**AFTER RECORDING RETURN TO:**  
**WINSTEAD PC**  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
avaldes@winstead.com

EXHIBIT "A"

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Valley Ranch – Amended and Restated Master Covenant, recorded as Document No. 20170028837, Official Public Records of Bexar County, Texas.
2. Management Certificate of Valley Ranch Community Owners Association, Inc., recorded as Document No. 20170046132, Official Public Records of Bexar County, Texas.
3. Valley Ranch – First Amendment to Amended and Restated Master Covenant, recorded as Document No. 20170145718, Official Public Records of Bexar County, Texas.
4. Valley Ranch – Development Area Declaration [Residential], recorded as Document No. 20170030904, Official Public Records of Bexar County, Texas.
5. Valley Ranch – Adoption of Working Capital Assessment, recorded as Document No. 20170030892, Official Public Records of Bexar County, Texas.
6. Community Manual – Valley Ranch, recorded as Document No. 20170037880, Official Public Records of Bexar County, Texas.
7. Supplement to Community Manual – Valley Ranch, recorded as Document No. 20170038379, Official Public Records of Bexar County, Texas.
8. Valley Ranch – Notice of Applicability [Residential Unit 2B], recorded as Document No. 20170045582, Official Public Records of Bexar County, Texas.
9. Valley Ranch – Notice of Applicability [Residential Unit 4B], recorded as Document No. 20170107548, Official Public Records of Bexar County, Texas.
10. Supplement to Community Manual – Valley Ranch, recorded as Document No. 20170145724, Official Public Records of Bexar County, Texas.
11. Supplement to Community Manual – Valley Ranch, recorded as Document No. 20170188962, Official Public Records of Bexar County, Texas.
12. Valley Ranch – Notice of Applicability [Residential Unit 2C], recorded as Document No. 20170192480, Official Public Records of Bexar County, Texas.
13. Supplement to Community Manual [Assessment Collection Policy] – Valley Ranch, recorded as Document No. 20170212756, Official Public Records of Bexar County, Texas.
14. Valley Ranch – Notice of Applicability [Residential] [Unit 3A], recorded as Document No. 20170244219, Official Public Records of Bexar County, Texas.

15. Supplement to Notice of Applicability [Residential] [Unit 3A], recorded as Document No. 20190106515, Official Public Records of Bexar County, Texas.
16. Valley Ranch – Notice of Designation of Special Common Area [Unit 3A, Enclave], recorded as Document No. 20170244594, Official Public Records of Bexar County, Texas.
17. Valley Ranch – Notice of Applicability [Residential] [Unit 7A], recorded as Document No. 20180036247, Official Public Records of Bexar County, Texas.
18. Valley Ranch – Notice of Applicability [Residential] [Unit 8B], recorded as Document No. 20180036240, Official Public Records of Bexar County, Texas.
19. Valley Ranch – Notice of Applicability [Residential] [Unit 12A], recorded as Document No. 20180036239, Official Public Records of Bexar County, Texas.
20. Valley Ranch – Notice of Applicability [Residential] [Unit 7B], recorded as Document No. 20180125038, Official Public Records of Bexar County, Texas.
21. Valley Ranch – Notice of Applicability [Residential] [Unit 12B], recorded as Document No. 20180124799, Official Public Records of Bexar County, Texas.
22. Valley Ranch – Second Amendment to Amended and Restated Master Covenant, recorded as Document No. 20180132377, Official Public Records of Bexar County, Texas.
23. Valley Ranch – Notice of Applicability [Residential] [Unit 2D & 9], recorded as Document No. 20180248135, Official Public Records of Bexar County, Texas.
24. Valley Ranch – Notice of Applicability [Residential] [Unit 13A], recorded as Document No. 20190033802, Official Public Records of Bexar County, Texas.
25. Supplement to Community Manual [Facility User Guidelines vs. FHA] – Valley Ranch, recorded as Document No. 20190034522, Official Public Records of Bexar County, Texas.
26. Valley Ranch – Notice of Applicability [Residential] [Unit 6A], recorded as Document No. 20190252983, Official Public Records of Bexar County, Texas.
27. Valley Ranch – Notice of Applicability [Residential] [Unit 5B], recorded as Document No. 20190252982, Official Public Records of Bexar County, Texas.
28. Valley Ranch – Notice of Applicability [Residential] [Unit 24A], recorded as Document No. 20190252984, Official Public Records of Bexar County, Texas.
29. Valley Ranch – Notice of Applicability [Residential] [Unit 24C and 24D], recorded as Document No. 20210085125, Official Public Records of Bexar County, Texas.

30. Valley Ranch – Notice of Applicability [Residential] [Units 15 & 16], recorded as Document No. 20210114904, Official Public Records of Bexar County, Texas.
31. Valley Ranch – Notice of Applicability [Residential] [Unit 18], recorded as Document No. 20210114905, Official Public Records of Bexar County, Texas.
32. Valley Ranch – Sixth Supplement to Community Manual, recorded as Document No. 20210273595, Official Public Records of Bexar County, Texas.
33. Valley Ranch – Notice of Applicability [Residential] [Unit 22], recorded as Document No. 20210350991, Official Public Records of Bexar County, Texas.
34. Valley Ranch – Notice of Applicability [Residential] [Unit 23], recorded as Document No. 20210351002, Official Public Records of Bexar County, Texas.
35. Valley Ranch – Notice of Applicability [Residential] [Unit 19], recorded as Document No. 20220037440, Official Public Records of Bexar County, Texas.
36. Valley Ranch – Notice of Designation of Neighborhood and Voting Group Designation, recorded as Document No. 20220128864, Official Public Records of Bexar County, Texas.
37. Valley Ranch - Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 20220129062, Official Public Records of Bexar County, Texas.
38. Valley Ranch – Notice of Applicability [Residential] [Unit 6B], recorded as Document No. 20220140603, Official Public Records of Bexar County, Texas.
39. Valley Ranch – Notice of Applicability [Residential] [Unit 11], recorded as Document No. 20220153155, Official Public Records of Bexar County, Texas.
40. Valley Ranch – Supplement to the Community Manual, recorded as Document No. 20230051562, Official Public Records of Bexar County, Texas.
41. Valley Ranch – Supplement to the Community Manual, recorded as Document No. 20230069550, Official Public Records of Bexar County, Texas.
42. Valley Ranch – Supplement to the Community Manual, recorded as Document No. 20230125035, Official Public Records of Bexar County, Texas.
43. Valley Ranch – Supplement to the Community Manual, recorded as Document No. 20230159528, Official Public Records of Bexar County, Texas.

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20230222057  
**Recorded Date:** December 06, 2023  
**Recorded Time:** 2:28 PM  
**Total Pages:** 7  
**Total Fees:** \$46.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/6/2023 2:28 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk