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20221820

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
SECOND AMENDED  
VISTA RIDGE RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

**STATE OF TEXAS**

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**COUNTY OF SOMERVELL**

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1. Name of Subdivision: Vista Ridge Ranch Subdivision
2. Name of Homeowners Association: Vista Ridge Ranch Property Owners' Association, Inc.
3. Recording Data for Subdivision: Instrument No. 20221236 of the Map and Plat Records of the County Clerk of Somervell County, Texas as further described in the Declarations.
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Vista Ridge Ranch 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.vistaridgeranchpoa.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 Somervell County Clerk as set forth on Exhibit A.

***Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Vista Ridge Ranch Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.***

**VISTA RIDGE RANCH 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 Vista Ridge Ranch Property Owners' Association, Inc. and that by authority duly given and as the act of Vista Ridge Ranch Property Owners' Association, Inc executed the instrument for the purposes and considerations expressed.

2022.

Given under my hand and seal of office on this the

16

day of

July



A handwritten signature in cursive script, appearing to read "Carla", written over a horizontal line.

Notary Public in and for The State of Texas

**AFTER RECORDING, RETURN TO:**

Vista Ridge Ranch Property Owners' Association, Inc.  
110 W. Interstate 20, Frontage Road, Suite 120  
Weatherford, Texas 76086

**EXHIBIT "A"**

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

<b>DATE RECORDED</b>	<b>CLERK'S FILE NO.</b>	<b>DOCUMENT</b>
<u>July 7</u> , 2022	2022 <u>1788</u>	First Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Vista Ridge Ranch Subdivision
May 16, 2022	20221306	Resolution of the Board of Directors of Vista Ridge Ranch Property Owners' Association, Inc. Regarding Records Production and Copying Policy
May 16, 2022	20221307	Resolution of the Board Of Directors of Vista Ridge Ranch Property Owners' Association, Inc. Regarding Records Retention Policy
May 16, 2022	20221305	Resolution of the Board of Directors of Vista Ridge Ranch Property Owners' Association, Inc. Regarding Payment Plan Policy
May 16, 2022	20221308	Resolution of the Board of Directors of Vista Ridge Ranch Property Owners' Association, Inc. Regarding Procurement Policy
May 16, 2022	20221304	Bylaws of Vista Ridge Ranch Property Owners' Association, Inc., A Nonprofit Corporation

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



*Michelle Reynolds*

Michelle Reynolds, County Clerk

Somervell County Texas

July 07, 2022 12:54:24 PM