



BHC Owners Association, Inc.
Amended and Restated Management Certificate

This Property Owners' Association Management Certificate is being recorded by BHC Owners Association, Inc. (the Association) in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

WHEREAS a Management Certificate for BHC Owners Association, Inc. was filed on September 2, 2021, and recorded as Document No. 2021135159 Official Public Records, Williamson County, Texas; and

WHEREAS the Association now wishes to amend and restate the Management Certificate for BHC Owners Association, Inc.

NOW, THEREFORE, the Association hereby amends and restates the Management Certificate for BHC Owners Association, Inc. in its entirety and replaces that document with this document.

Name of the Subdivision:

Block House Creek Phase C Section One, Block House Creek Phase C Section Two, Block House Creek Section 503, Block House Creek Phase F Section One, Block House Creek Section 502, Block House Creek Phase F Section Two, The Vineyard at Block House Creek Section Two, Block House Creek Phase D Section One, Block House Creek Phase D Section Two, Block House Creek Phase G, Block House Creek Phase H, Block House Creek Phase D Section Three, Block House Creek Phase D Section Four, Block House Creek Phase D Section Five, The Vineyard at Blockhouse Creek Section One, The Vineyard at Block House Creek Section Three and Block House Creek Phase Z Section G-I.

Name of the Association: BHC Owners Association, Inc.

Recording Data for Association:

There are three subdivisions within the Association. The recording data for all three subdivisions is as follows: Block House Creek Phase C Section One, a subdivision of record in Williamson County, Texas, according to a map or plat of record in Cabinet N, Slides 339-341, Plat Records of Williamson County, Texas; and

Block House Creek Phase C Section Two, a subdivision in Williamson County, Texas according to a map or plat of record in Cabinet Q, Slide 199-122, Plat Records, Williamson County, Texas; and

Block House Creek Section 503, a subdivision in Williamson County, Texas according to a map or plat of record in Cabinet O, Slides 185-188, Plat Records, Williamson County, Texas; and

Block House Creek Phase F, Section One, a subdivision in Williamson County, Texas, according to a map or plat of record in Cabinet Q, Slides 70-73, Plat Records, Williamson County, Texas; and

Block House Creek Section 502, a subdivision in Williamson County, Texas, according to a map or plat of record in Cabinet O, Slides 189-192, Plat Records, Williamson County, Texas; and

Block House Creek Phase F Section Two, a subdivision in Williamson County, Texas, according to a map or plat of record as Document No. 199934372, Plat Records, Williamson County, Texas; and

The Vineyard at Block House Creek Section Two, a subdivision in Williamson County, Texas, according to a map or plat of record as Document No. 199985491, Cabinet S, Slides 12-15, Plat Records, Williamson County, Texas; and

Block House Creek Phase D Section One, a subdivision in Williamson County, Texas according to a map or plat of record in Cabinet R, Slides 353-356, Plat Records, Williamson County, Texas; and

Block House Creek Phase D Section Two, a subdivision in Williamson County, Texas, according to a map or plat of record in Cabinet S, Slides 16-19, Plat Records, Williamson County, Texas; and

Block House Creek Phase G, a subdivision in Williamson County, Texas, according to a map or plat of record in Cabinet S, Slides 306-309, Plat Records, Williamson County, Texas; and

Block House Creek Phase H, a subdivision in Williamson County, Texas, according to a map or plat of record in Cabinet S, Slides 310-313, Plat Records, Williamson County, Texas; and

Block House Creek Phase D Section Three, a subdivision in Williamson County, Texas, according to a map or plat of record in Cabinet T, Slides 30-33, Plat Records, Williamson County, Texas; and

Block House Creek Phase D Section Four, a subdivision in Williamson County, Texas, according to a map or plat of record in Cabinet T, Slides 34-37, Plat Records, Williamson County, Texas; and

Block House Creek Phase D Section Five, a subdivision in Williamson County, Texas, according to a map or plat of record in Cabinet T, Slides 38-41, Plat Records, Williamson County, Texas; and

The Vineyard at Block House Creek Section One, a subdivision in Williamson County, Texas, according to a map or plat recorded in Document No. 2000068778, Plat Records, Williamson County, Texas; and

The Vineyard at Block House Creek Section Three, situated in Williamson County, Texas, according to the deed recorded in Document No. 99638423, Deed Records, Williamson County, Texas; and

Block House Creek Phase Z, a subdivision in Williamson County, Texas, according to a map or plat of record in Cabinet Y, Slides 45-47, Plat Records, Williamson County, Texas.

Recording Data for Declaration is:

Declaration of Covenants, Conditions, and Restrictions, Block House Creek Phase C, Section One, dated June 12, 1997, recorded in Document No. 9726100, Official Public Records, Williamson County, Texas.

Recording Data for the Amendments to the Declaration is:

First Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated May 19, 1998, recorded as Document No. 9826843, Official Public Records, Williamson County, Texas; and

Second Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated October 5, 1998, recorded as Document No. 9858369, Official Public Records, Williamson County, Texas; and

Third Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, dated August 1, 1999, recorded as Document No. 199951809, Official Public Records, Williamson County, Texas; and

Fourth Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, dated November 15, 1999, recorded as Document No. 199977602, Official Public Records, Williamson County, Texas; and

Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated January 19, 2000, recorded as Document No. 2000003988, Official Public Records, Williamson County, Texas; and

Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated January 24, 2000, recorded as document No. 20000005007, Official Public Records, Williamson County, Texas; and

Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated January 24, 2000, recorded as document No. 20000005006, Official Public Records, Williamson County, Texas; and

Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated June 27, 2000, recorded as Document No. 2000041281, Official Public Records, Williamson County, Texas; and

Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated June 27, 2000, recorded as Document No. 2000041280, Official Public Records, Williamson County, Texas; and

Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated September 27, 2000, recorded as Document No. 2000064823, Official Public Records, Williamson County, Texas; and

Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated September 27, 2000, recorded as Document No. 2000064824, Official Public Records, Williamson County, Texas; and

Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated September 27, 2000, recorded as Document No. 2000064822, Official Public Records, Williamson County, Texas; and

Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated December 4, 2001, recorded as Document No. 2001090118, Official Public Records, Williamson County, Texas; and

Notice of Annexation/Addition of Land to Declaration of Covenants, Conditions, and Restrictions, dated December 17, 2001, recorded as Document No. 2001093874, Official Public Records, Williamson County, Texas; and

Notice of Annexation/Addition of Land to Declaration of Covenants, Conditions, and Restrictions, Block House Creek Phase Z, dated March 18, 2004, recorded as Document No. 2004021802, Official Public Records, Williamson County, Texas.

Name and Mailing Address of the Association:

BHC Owners Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative:

BHC Owners Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442
651-233-1307

Website Address of the Association:

<https://www.rowcal.com>

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$200.00
Resale Certificate: \$375.00
Resale Certificate Update: \$75.00
Expedite Fee for Resale Certificate: \$125.00 (1 business day)
Rush Fee for Resale Certificate: \$75.00 (5 business days)

FILED AND RECORDED

ACKNOWLEDGEMENT

State of Texas

County of Williamson

SIGNED on this the 1st day of July, 2024.

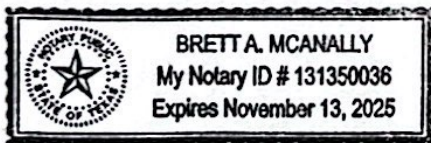
BHC Owners Association, Inc..
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC
Name of Association or person or entity
Managing Association

By: [Signature]

STUART STUBBS Managing Agent
Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 1st day of July 2024,
acknowledged that this instrument was signed for the purposes and intent herein expressed.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Brett A. McAnally

After recording, return to the managing agent at:
RowCal Management
715 Discovery Blvd #311
Cedar Park, TX 78613

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2024052353

PMC Fee: \$37.00
07/01/2024 02:21 PM OSALINAS



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas