

**MANAGEMENT CERTIFICATE  
FOR THE  
RANCHES OF BRUSHY TOP LANDOWNERS ASSOCIATION, INC.  
BLANCO COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 209.004)**

**NAME OF SUBDIVISION:**

Ranches of Brushy Top Subdivision

**NAME OF ASSOCIATION:**

Ranches of Brushy Top Landowners Association, Inc.

**MAILING ADDRESS OF ASSOCIATION:**

11844 Bandera Road #466  
Helotes, Texas 78023

**SUBDIVISION RECORDING DATA:**

- Plat – Vol. 2, Page(s) 49-57
- Plat – Vol. 2, Page(s) 59-67
- Plat – Vol. 2, Page(s) 73-79
- Plat – Vol. 3, Page(s) 65-66
- Plat – Vol. 3, Page(s) 79-80
- Plat – Vol. 3, Page(s) 88-89
- Plat – Vol. 3, Page(s) 116-118
- Plat – Vol. 3, Page(s) 119-120
- Plat – Vol. 3, Page(s) 133-134

**RECORDING DATA OF DEDICATORY INSTRUMENTS:**

- Declaration – Document No.2006-61833
- First Amended and Restated Declaration – Document No.2006-63492
- Release of Restrictions – Document No.2006-65137
- Declaration of Clarification – Document No.2007-71791
- Declaration of Clarification – Document No.2007-72202
- Agreement Regarding Restrictions – Document No.2008-80212
- Second Amendment to Declaration – Document No. 2008-83579
- Amendment to First Amended and Restated Declaration Document – No. 2011-113822
- Reinstatement of Restrictions – Document No. 2011-112855
- Second Amended and Restated Declaration – Document No. 2012-121832
- Notice of Dedicatory Instrument – Document No. 2013-130579
  - Certificate of Formation
  - Bylaws
  - ACC Guidelines

- Amended and Updated Bylaws – Document No.2013-133262
- Third Amended and Restated Declaration – Document No.2014-142093
- First Amendment to Third Amended and Restated Declaration – Document No. 2015-151232
- Fourth Amended and Restated Declaration – Document No.2015-152783
- Fifth Amended and Restated Declaration – Document No. 2017-171598
- First Amendment to Fifth Amended and Restated Declaration – Document No. 2017-172714
- Second Amendment to Fifth Amended and Restated Declaration – Document No. 2018-181999
- Certificate of Formation – Document No.2018-181996
- Turnover Notice – Document No. 2018-183660
- Policies – Document No. 2021-215094
  - Independent Contractor Agreement Form
  - Competitive Bidding Form
  - Wildlife Policy
  - Animal Feed Policy
  - ACC Operations Policy
  - Alternate Payment Plan Policy
  - Fine Policy
  - Pandemic Exposure to Disease Policy
  - Quarry Policy
  - Record Production and Copying Policy
  - Records Retention Policy
  - Religious Item Display Policy
  - Restriction Violation and Enforcement and Hearing Policy
  - Security Measures and Fencing Policy
  - Swimming Pool Enclosure/Fence Policy
- Landowners Agreement – Document No. 2021-216839
- Brush Top Improvement Guidelines – Document No. 2022-223587

**PROPERTY MANAGER CONTACT INFORMATION:**

Name: Hill Country Homeowners Association Management  
c/o Melissa Gentry  
Phone Number: 800-998-6721  
Mailing Address: 11844 Bandera Road #466, Helotes, Texas 78023  
E-mail Address: [contactus@hillcountryhomeowners.com](mailto:contactus@hillcountryhomeowners.com)

**ASSOCIATION'S WEBSITE:**

[www.hillcountryhomeowners.com](http://www.hillcountryhomeowners.com)

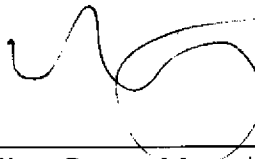
**PROPERTY TRANSFER FEES:**

- Resale Certificates (Tex. P. Code 207.003 compliant):
  - First Request: \$375.00

- Second Request: \$75.00
- Transfer Fees: \$225.00
- Additional products and documents available upon request to the Property Manager

**OTHER INFORMATION:**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments 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 Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.



Melissa Gentry, Managing Agent for the  
Ranches of Brushy Top Landowners Association, Inc.

STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §

Before me, the undersigned authority, on this day personally appeared Melissa Gentry, Managing Agent of the Ranches of Brushy Top Landowners Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 10 day of February, 2024.



  
Notary Public, State of Texas

**Blanco County  
Laura Walla  
Blanco County Clerk**

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**Instrument Number:** 240595

eRecording - Real Property

CERTIFICAT

Recorded On: February 22, 2024 09:27 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$28.00

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

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 240595  
Receipt Number: 20240222000002  
Recorded Date/Time: February 22, 2024 09:27 AM  
User: Melody E  
Station: cclerk03

**Record and Return To:**

CSC



**STATE OF TEXAS  
Blanco County**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Blanco County, Texas.**

Laura Walla  
Blanco County Clerk  
Blanco County, TX