

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
YOWELL RANCH HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, being an officer of Yowell Ranch Homeowners' Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF YOWELL RANCH HOMEOWNERS ASSOCIATION INC., RECORDED AS DOCUMENT NO. 2013-51136, IN THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.**

1. The name of the subdivision: Yowell Ranch.
2. The name of the Association: Yowell Ranch Homeowners' Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Lots 1 through 26 and Tracts 4, 5 and 7; Lots 1 through 15 and Tract 6, Block 2; Lots 1 through 97 and Tracts 1 and 3, Block 3; Lots 1 through 226, Block 4; and Lots 1 through 16 and Tract 2, Block 5 of the FINAL PLAT OF YOWELL RANCH PHASE ONE, an addition to the City of Killeen, Bell County, Texas, according to the map or plat of record in Cabinet D, Slide 276-B and C, Plat Records of Bell County, Texas.

Lots 1 through 27 and Tract 1, Block 1; Lots 1 through 113 and Tract 2, Block 2; Lots 1 through 117, Block 3; Lots 1 through 24, Block 4; and Lots 1 through 26 and Tract 3, Block 5 of the FINAL PLAT OF YOWELL RANCH PHASE TWO, an addition to the City of Killeen, Bell County, Texas, according to the map or plat of record in Cabinet D, Slide 306 C and D, Plat Records of Bell County, Texas.

Lots 1 through 166 and Tract A and D, Block 1; Lots 1 through 15 and Tract B, Block 2; Lots 1 through 30, Block 3; Lots 1 through 24, Block 4; Lots 1 through 39 and Tract C, Block 5; Lots 1 through 28, Block 6; and Lots 1 through 34, Block 7 of the FINAL PLAT OF YOWELL RANCH PHASE THREE, an addition to the City of Killeen, Bell County, Texas, according to the map or plat of record in Cabinet D, Slide 326-D and 327-A, Plat Records of Bell County, Texas.

Tracts A, B, C, D, E, and E; Lots 1 through 39, Block 1; Lots 1 through 65, Block 2; Lots 1 through 50, Block 3; Lots 1 through 28, Block 4; Lots 1 through 24, Block 5; Lots 1 through 59, Block 6 of the FINAL PLAT OF YOWELL RANCH PHASE IV, an addition to the City of Killeen, Bell County, Texas, according to the map or plat of record in Year 2015, Number 105 A/B/C, Plat Records of Bell County, Texas.

Tracts A, B, C, D, J, K, L and M; Lots 1 through 23, Block 1; Lots 1 through 119, Block 2; Lots 1 through 40, Block 3; Lots 1 through 40; Block 4; Lots 1 through 3, Block 5; Lots 1 through 10, Block 6; Lots 1 through 4, Block 7; Lots 1 through 10, Block 8; Lots 1 through 14, Block 9; Lots 1 and 2, Block 10; Lots 1 through 17, Block 11; Lots 1 and 2, Block 12 of the FINAL PLAT OF YOWELL RANCH PHASE V, an addition to the City of Killeen, Bell County, Texas, according to the map or plat of record in Year 2020, Instrument Number 20200429876, Official Public Records of Bell County, Texas.

4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the declaration 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 Yowell Ranch Homeowners Association, Inc., c/o RealManage, 9601 Amberglen Blvd., Ste. 150, Austin, TX 78729, Attn: Mark Collingwood.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	RealManage
Attn:	Raynell Martinez
Mailing Address:	9601 Amberglen Blvd., Ste. 150, Austin, TX 78729
Telephone Number:	866.473.2573
Email Address:	YOWRANCH@CiraMail.com; realservice@ciramail.com
7. Website to access the Association's dedicatory instruments: [www.realmanage.com](http://www.realmanage.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Resale Certificate Fee - \$375.00  
Transfer Fee - \$325.00

*[SIGNATURE PAGE FOLLOWS]*

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**EXHIBIT "A"****RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Yowell Ranch, recorded as Document No. 2010-00002251, Official Public Records of Bell County, Texas.
  - A. First Amendment to Declaration of Covenants, Conditions and Restrictions - Yowell Ranch, recorded as Document No. 2011-2528, Official Public Records of Bell County, Texas.
  - B. Second Amendment, Ratification and Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions - Yowell Ranch, recorded as Document No. 2011-00021294, Official Public Records of Bell County, Texas.
  - C. Third Amendment, Ratification and Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions - Yowell Ranch, recorded as Document No. 2015-00039904, Official Public Records of Bell County, Texas.
  - D. Fourth Amendment, Ratification and Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions - Yowell Ranch, recorded as Document No. 2020046459, Official Public Records of Bell County, Texas.
  - E. Fifth Amendment, Ratification and Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions - Yowell Ranch, recorded as Document No. 2020061818, Official Public Records of Bell County, Texas.
2. Notice of Filing of Dedicatory Instruments for Yowell Ranch [Articles of Incorporation and Bylaws], recorded as Document No. 2011-28870, Official Public Records of Bell County, Texas.
3. Yowell Ranch Homeowners Association Payment Plan Policy, recorded as Document No. 2011-00040301, Official Public Records of Bell County, Texas.
4. Yowell Ranch Homeowners Association Records Retention Policy, recorded as Document No. 2011-00040302, Official Public Records of Bell County, Texas.
5. Yowell Ranch Homeowners Association Records Production Policy, recorded as Document No. 2011-00040303, Official Public Records of Bell County, Texas.
6. Resolution Adopting Rain Water Harvesting Policy for Yowell Ranch Homeowners Association, recorded as Document No. 2011-00045068, Official Public Records of Bell County, Texas.

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7. Resolution Adopting a Solar Energy Device Installation Policy for Yowell Ranch Homeowners Association, recorded as Document No. 2011-00045069, Official Public Records of Bell County, Texas.
8. Resolution Adopting Flag Display Policy for Yowell Ranch Homeowners Association, recorded as Document No. 2011-00045070, Official Public Records of Bell County, Texas.
9. Yowell Ranch Homeowners Association Secretary's Certificate [Amended Yowell Ranch HOA Pool Rules], recorded as Document No. 2012-00001728, Official Public Records of Bell County, Texas.
10. Resolution to file Dedicatory Instruments for Yowell Ranch Homeowners Association [Guidelines of the Architectural Control Authority Concerning Above Ground Swimming Pools], recorded as Document No. 2012-00024979, Official Public Records of Bell County, Texas.
11. Yowell Ranch Homeowners Association, Inc. Xeriscaping Policy, recorded as Document No. 2013-41135, Official Public Records of Bell County, Texas.
12. Yowell Ranch Homeowners Association Secretary's Certificate [Assessment Collection Policy], recorded as Document No. 2013-41925, Official Public Records of Bell County, Texas.
13. Correction of Restrictive Covenant [Third Amendment, Ratification and Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions], recorded as Document No. 2015-00043980, Official Public Records of Bell County, Texas.
14. Yowell Ranch – Fine and Enforcement Policy, recorded as Document No. 2017-42462, Official Public Records of Bell County, Texas.
15. Amendment to Declaration/Notification of Variance – Yowell Ranch, recorded as Document No. 2018-46541, Official Public Records of Bell County, Texas.
16. Yowell Ranch [Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session], recorded as Document No. 2020061818, Official Public Records of Bell County, Texas.



**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2023033208**

As

**CERTIFICATE**

**Recorded On:** July 26, 2023

**Parties:** YOWELL RANCH HOMEOWNERS ASSOCIATION

**To** YOWELL RANCH

**Comment:**

**Billable Pages: 5**

**Number of Pages: 6**

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$21.00
<b>Total Fees:</b>	<b>\$27.00</b>

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

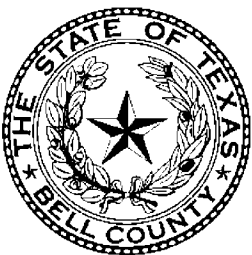
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2023033208  
Receipt Number: 357365  
Recorded Date/Time: 07/26/2023 2:10:08 PM  
User / Station: fosterk - BCCCD0735

**Record and Return To:**

Winstead PC - Austin  
401 CONGRESS AVENUE, SUITE 2100  
AUSTIN, TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk