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**MANAGEMENT CERTIFICATE FOR
VINEYARD RIDGE PROPERTY OWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF GILLESPIE

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Vineyard Ridge Property Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

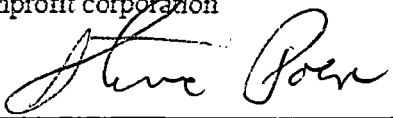
- 1) **Name of Subdivision:** Vineyard Ridge
- 2) **Name of the Association:** Vineyard Ridge Property Owners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Final Plat of Vineyard Ridge, according to the map or plat thereof, recorded in Volume 5, Page 122-134, Document No. 2017010617, of the Map and Plat Records of Gillespie County, Texas.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**

Vineyard Ridge Property Owners' Association, Inc.
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.vineyardridgepoa.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-302-4738
tara@pmibluebonnetrealty.com
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents 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 certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative. This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.
Association Transfer Fee: \$200
- 8) **Fee(s) related to Property Transfer:**
 - **Management Transfer Fee - \$275.00**

This Management Certificate is effective as of the 15th day of February, 2024.

VINEYARD RIDGE
PROPERTY OWNERS' ASSOCIATION, INC.,
A Texas nonprofit corporation

By: 

Name: Steven Poer

Title: Community Manager and Agent for POA

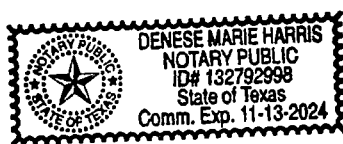
THE STATE OF TEXAS

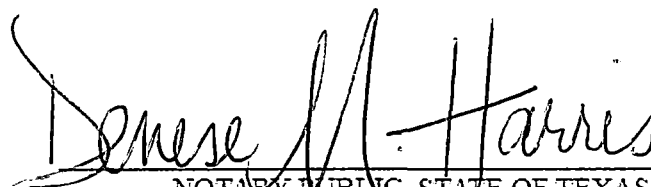
COUNTY OF Blanco

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CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Vineyard Ridge Property Owners' Association, Inc., on the 15th day of February 2024, to certify which witness my hand and seal of office.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

EXHIBIT "A"

GILLESPIE INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 2017010017 5-122	07-21-2017	Final Plat of Vineyard Ridge
Document No. 20173583	07-21-2017	Declaration of Covenants, Conditions and Restrictions for Vineyard Ridge Property Owners' Association, Inc.
Document No. 20180421	02-02-2018	Bylaws of Vineyard Ridge Property Owners' Association, Inc.
Document No. 20186320	12-07-2018	Resolution Adopting Records Production and Copying Policy for Vineyard Ridge Property Owners' Association, Inc.
Document No. 20186321	12-07-2018	Resolution Adopting Records Retention Policy for Vineyard Ridge Property Owners' Association, Inc.
Document No. 20186322	12-07-2018	Resolution Adopting Payment Plan for the Ranches at Vineyard Ridge Property Owners' Association, Inc.
Document No. 20190846	02-22-2019	Resolution Adopting a Solar Energy Device Installation Policy for Vineyard Ridges Property Owners' Association, Inc.
Document No. 20190846	02-22-2019	Resolution Adopting a Payment Plan Policy for Vineyard Ridges Property Owners' Association, Inc.
Document No. 20190846	02-22-2019	Resolution Adopting Board Meeting Notice Procedure for Vineyard Ridge Property Owners' Association, Inc.
Document No. 20190846	02-22-2019	Resolution Adopting a Collection Policy for Vineyard Ridge Property Owners' Association, Inc.
Document No. 20190846	02-22-2019	Resolution Adopting a Records Production and Copying Policy for Vineyard Ridge Property Owners' Association, Inc.
Document No. 20190846	02-22-2019	Resolution Adopting a Records Retention Policy for Vineyard Ridge Property Owners' Association, Inc.
Document No. 20190846	02-22-2019	Resolution Adopting a Vote Recount Policy for Vineyard Ridge Property Owners' Association, Inc.
Document No. 20190846	02-22-2019	Resolution Adopting a Political Sign Policy for Vineyard Ridge Property Owners' Association, Inc.
Document No. 20195688	10-30-2019	Special Warranty Deed
Document No. 20203682	07-08-2020	Certified Resolution of the Board of Directors of Vineyard Ridge Property Owners' Association, Inc.
Document No. 20204737	08-19-2020	Written Consent of the Architectural Control Committee Granting A Variance
Document No. 20208213	12-29-2020	Certified Resolution of the Board of Directors of Vineyard Ridge Property Owners' Association, Inc.

Document No. 20218235	10-25-2021	Certified Resolutions of the Board of Director of Vineyard Ridge Property Owners' Association Adoption of Contract Procurement Policy
Document No. 20218236	10-25-2021	Certified Resolutions of the Board of Director of Vineyard Ridge Property Owners' Association Adoption of Permitted Rules and Regulations under Chapter 202 of the Texas Property Code
Document No. 20218237	10-25-2021	Certified Resolutions of the Board of Director of Vineyard Ridge Property Owners' Association Adoption of Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209 of the Texas Property Code
Document No. 20218238	10-25-2021	Certified Resolutions of the Board of Director of Vineyard Ridge Property Owners' Association Adoption of Procedures and Guidelines for the Exercise of Architectural Review Authority Pursuant to Chapter 209 of the Texas Property Code
Document No. 20228546	12-15-2022	Certified Resolution of the Board of Directors of Vineyard Ridge Property Owners' Association, Inc. (CCRs 3.24)
Document No. 20228587	12-16-2022	Certified Resolution of the Board of Directors of Vineyard Ridge Property Owners' Association, Inc. (CCRs 3.06)
Document No. <u>2024 0754</u>	<u>2-20-24</u>	Resolution of the Board of Directors of Vineyard Ridge Property Owners' Association, Inc. Regarding Fines and Enforcement Policy

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Lindsey Brown

Lindsey Brown, County Clerk

Gillespie County Texas

March 04, 2024 03:07:28 PM

FEE: \$37.00

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