

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2024-0017344

Billable Pages: 2
Number of Pages: 3

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 06/06/2024 at 12:57 PM	WALK IN
Document Number: <u>2024-0017344</u>	
Receipt No: <u>24-15371</u>	
Amount: \$ <u>29.00</u>	
Vol/Pg: <u>V:8536 P:22</u>	



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Beatriz Saucedo, Deputy

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.

Record and Return To:

MARY MCBAIN
16311 PRAIRIE MEADOW
FORNEY, TX 75126



Highland Prairie Estates Phase III Property Owners Association

INST # 2024-0017344

C/O Mary McBain, Vice President POA Committee
16311 Prairie Meadow, Forney, TX 75164

(972)896-6812

HighlandPrairie3poa@gmail.com

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

- (1) The name of the subdivision: Highland Prairie Estates
- (2) The name of the association: Highland Prairie Estates Phase III POA
- (3) The recording data for the subdivision:

Property situated in Kaufman County, Texas being described by -metes and bounds in the Plat of Highland Prairie Estates, Phase III, an Addition to Kaufman County, Texas, has caused said property to be platted and subdivided as shown on the Plat of said Addition, recorded in Cabinet 2, Sleeve 467 of Records of Kaufman County, Texas, which plat is also incorporated by reference for all applicable purposes.

- (4) The recording data for the declaration:

- (5) The name and mailing address of the association:

Highland Prairie Estates Phase III POA
16311 Prairie Meadow
Forney, TX 75164

- (6) The name and mailing address of the person managing the association or the association's designated representative.

Mary McBain
16311 Prairie Meadow
Forney, TX 75126

Website: www.hpriipoa.org

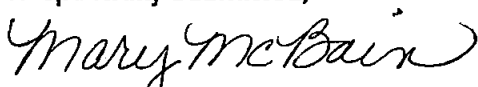
Email: HighlandPrairie3poa@gmail.com

- (7) Other information the association considers appropriate.

The declarations in the deed restrictions state that any unpaid assessments or other fees owed to Highland Prairie Estates Phase III POA are secured by a continuing lien upon the lot. This lien must be satisfied and communicated in a Resale Certificate before property title can be transferred.

...This annual fee shall not exceed \$50.00 per lot unless ratified by a meeting of the owners of at least fifty percent of the lots. This annual assessment shall attach and thereafter remain a charge against and be secured by a continuing lien upon the lot, In the event that an Owner shall fail to pay in full the assessment by the delinquent date thereof, such unpaid amount shall become a binding personal obligation of such Owner, and the Committee shall have the right to enforce the lien and take all appropriate actions and steps to collect any such unpaid assessments. The Committee may institute a suit to recover a money judgment for the same, together with interest thereon and reasonable expenses of collection, including attorney's fees, without foreclosing or waiving the lien herein-before provided. ... (Subdivision Restrictions - p.2)

Respectfully Submitted,



Mary McBain, Vice President
Highland Prairie Estate III POA

Document Dated: June 4, 2024

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT
Civil Practice & Remedies Code § 121.007

The State of Texas

County of Kaufman

Before me,

Traci VanLeeuwen
Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"

on this day personally appeared

Mary McBain
Name of Signer

☐ known to me

☐ proved to me on the oath of

Name of Credible Witness

☒ proved to me through _____

Drivers License
Description of Identity Card or Document

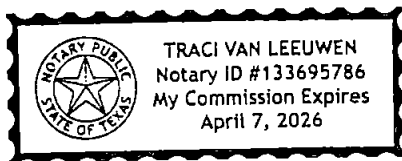
to be the person whose name is subscribed to
the foregoing instrument and acknowledged
to me that he/she executed the same for the
purposes and consideration therein expressed.

Given under my hand and seal of office this

05th day of June, 2024
Day Month Year

[Signature]
Signature of Notarizing Officer

Place Notary Seal and/or Stamp Above



OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owners Association Management Certificate

Document Date: June 4, 2024 Number of Pages: 1

Signer(s) Other Than Named Above: No other Signers