

*** DO NOT REMOVE THIS PAGE – IT IS A PART OF THIS INSTRUMENT***

CERTIFICATE

3 Pages

FILED AND RECORDED-OPR On: <u>12/27/2023 09:07 AM</u> Document Number: <u>2023-000015157</u> Receipt No: <u>2319272</u> Amount: \$ <u>30.00</u> By: <u>Sara Thompson</u> , Deputy Elizabeth James, County Clerk Harrison County, Texas	903-238-9700 CLERKS NOTES
--	----------------------------------



STATE OF TEXAS

COUNTY OF HARRISON

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 Harrison County, Texas.

Elizabeth James
Elizabeth James, Harrison County Clerk

Record and Return To:



MR. GREGORY J. WRIGHT
LAW OFFICE GREGORY J. WRIGHT
1100 JUDSON RD. STE. 7225
LONGVIEW, TX 75601

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

1. NAME OF SUBDIVISION: Mallard Cove
2. NAME AND ADDRESS OF ASSOCIATION: Mallard Cove Homeowners' Association
c/o Gala Enterprises, LLC
245 Kayla Lane
Longview, Texas 75602

3. RECORDING DATA FOR SUBDIVISION:

A 15.075 acre tract of land in the Pedraso Survey, A-540, City of Longview, Harrison County, Texas, and which is designated MALLARD COVE SUBDIVISION, plat recorded at Cabinet B, Slide 192-A, Clerk's File #2021-000013691, Official Public Records, Harrison County, Texas

4. RECORDING DATA FOR ASSOCIATION DECLARATION:

NAME OF INSTRUMENT: Declaration of Restrictions, Covenants and Conditions of Mallard Cove Subdivision

RECORDING INFORMATION: Harrison County Clerk's File #2022-000001215; recorded in the Official Public Records of Harrison County, Texas on January 28, 2022

NAME OF INSTRUMENT: Declaration of Restrictions, Covenants and Conditions of Mallard Mallard Cove Phase 2 - Subdivision

RECORDING INFORMATION: Harrison County Clerk's File #2023-000008425; recorded in the Official Public Records of Harrison County, Texas on July 12, 2023

5. MAILING ADDRESS OF THE ASSOCIATION, OR NAME AND MAILING ADDRESS OF THE PERSON OR ENTITY MANAGING THE ASSOCIATION, OR THE ASSOCIATION'S DESIGNATED REPRESENTATIVE:

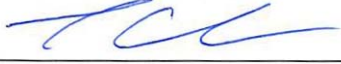
Taj Gala, President
Mallard Cove Homeowners' Association
245 Kayla Lane
Longview, Texas 75602

6. OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

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.

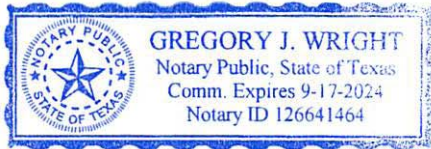
Signed this 19th day of December 2023.

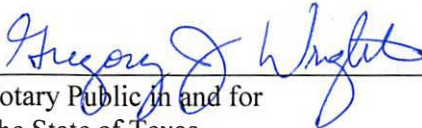
Mallard Cove Homeowners' Association,
a Texas non-profit corporation

By: 
Taj Gala
Its: President

STATE OF TEXAS §
 §
COUNTY OF GREGG §

This instrument was acknowledged before me on the 19th day of December 2023, by Taj Gala, duly authorized agent for Mallard Cove Homeowners' Association, a Texas non-profit corporation, on behalf of said corporation.




Notary Public in and for
The State of Texas