

## PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

THE RANCHES AT BLACKJACK MEADOWS  
PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS

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COUNTY OF MONTAGUE

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1. Name of Subdivision: The Ranches at Blackjack Meadows Subdivision
2. Name of Homeowners Association: The Ranches at Blackjack Meadows Property Owners' Association, Inc.
3. Recording Data for Subdivision: Cabinet G, Volume 10, Page 481 (Instrument No. 2200757) of the Map and Plat Records of the County Clerk of Montague County, Texas as further described in the Declarations.
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: The Ranches at Blackjack Meadows Property Owners' Association, 110 W. Interstate 20, Frontage Road, Suite 120, Weatherford, Texas 76086.
6. Contact information for the Association is: Telephone No. (800) 710-0977 and Email: cbellah@nlpllc.com and Website: www.blackjackmeadowspoa.com
7. The association's designated representative is: Monte Magness
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Montague County Clerk as set forth on Exhibit A.

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for The Ranches at Blackjack Meadows Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.*

THE RANCHES AT BLACKJACK  
MEADOWS PROPERTY OWNERS'  
ASSOCIATION, INC.

By: 

Monte Magness, President

THE STATE OF TEXAS

COUNTY OF

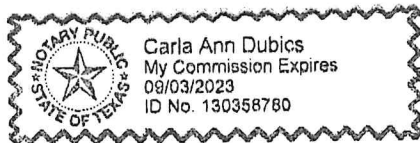
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**CERTIFICATE OF ACKNOWLEDGMENT**

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of The Ranches at Blackjack Meadows Property Owners' Association, Inc. and that by authority duly given and as the act of The Ranches at Blackjack Meadows Property Owners' Association, Inc executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 21 day of February 2022.



Carla Ann Dubics  
Notary Public in and for The State of Texas

**AFTER RECORDING, RETURN TO:**

The Ranches at Blackjack Meadows Property Owners' Association, Inc.  
110 W. Interstate 20, Frontage Road, Suite 120  
Weatherford, Texas 76086

### EXHIBIT "A"

The Ranches at Blackjack Meadows, a subdivision located in Montague County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Ranches at Blackjack Meadows Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Montague County, Texas as follows:

DATE RECORDED	CLERK'S FILE NO.	DOCUMENT
<u>2-22</u> , 2022 2	<u>2200876</u>	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Blackjack Meadows Subdivision
<u>2-22</u> , 2022	<u>2200877</u>	Resolution of the Board of Directors of The Ranches at Blackjack Meadows Property Owners' Association, Inc. Regarding Records Production and Copying Policy
<u>2-22</u> , 2022	<u>2200878</u>	Resolution of the Board Of Directors of The Ranches at Blackjack Meadows Property Owners' Association, Inc. Regarding Records Retention Policy
<u>2-22</u> , 2022	<u>2200879</u>	Resolution of the Board of Directors of The Ranches at Blackjack Meadows Property Owners' Association, Inc. Regarding Payment Plan Policy
<u>2-22</u> , 2022	<u>2200880</u>	Resolution of the Board of Directors of The Ranches at Blackjack Meadows Property Owners' Association, Inc. Regarding Procurement Policy
<u>2-22</u> , 2022	<u>2200875</u>	Bylaws of The Ranches at Blackjack Meadows Property Owners' Association, Inc., A Nonprofit Corporation

FILED FOR RECORD  
KIM JONES - COUNTY CLERK  
MONTAGUE COUNTY, TEXAS

**INST NO: 2200881**

FILED ON: FEBRUARY 22, 2022 AT 01:17pm

THIS INSTRUMENT CONTAINED 4 PAGES AT FILING



THE STATE OF TEXAS COUNTY OF MONTAGUE  
I hereby certify that this instrument was filed on the date and  
time stamped hereon and recorded in the instrument of  
named record of Montague County, and stamped hereon by  
me.

DATE: FEBRUARY 22, 2022  
KIM JONES, COUNTY CLERK

A handwritten signature in cursive script, reading "Kim Jones", is written over a horizontal line.

Instrument # **2200881**, 4 Pages

OPR RECORDS