

**Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222**

Document Number: 2025-0004470 -
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: DECORDOVA BEND ESTATES OWNERS ASSOCIATION INC

Pages: 5

Recorded On: 04/07/2025 12:41 PM

**This page is a permanent part of the document.
Do Not Destroy**

Recorded On:	04/07/2025 12:41 PM	Notes:
Document Number:	2025-0004470	
Receipt Number:	R254784	
Amount:	\$27.00	
Recorded By:	Christine Ledermann	

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.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To: In Office
MATT FLEMING



PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

DECORDOVA BEND ESTATES OWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HOOD §

DECORDOVA BEND ESTATES OWNERS' ASSOCIATION, a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to § 209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is DeCordova Bend Estates;
- (2) the name of the Association is DeCordova Bend Estates Owners' Association, Inc;
- (3) the Subdivision is recorded in the Map and Plat Records of Hood County, Texas, as follows:
 - (a) DeCordova Bend Estates, under Volume 1, Page 9;
 - (b) DeCordova Bend Estates, Phase I, under Volume 1, Page 15, as revised by Volume 1, Page 54 and Document Nos. C-315, C-316, C-319, and P-497;
 - (c) DeCordova Bend Estates, under Volume 1, Page 26;
 - (d) DeCordova Bend Estates, Unit III, under Volume 1, Page 34 and 36, as revised by Document No. P-741;
 - (e) DeCordova Bend Estates, Unit IV, under Volume 1, Page 35, as revised by Document No. A-350-B;
 - (f) DeCordova Bend Estates, Unit V, under Volume 1, Page 42;
 - (g) DeCordova Bend Estates, Unit VI, under Volume 1, Page 45;
 - (h) DeCordova Bend Estates, Unit VII, under Volume 1, Page 43, as revised by Volume 1, Page 197 and Document No. C-240;
 - (i) DeCordova Bend Estates, Unit VIII, under Volume 1, Page 47, as revised by Volume 1, Page 47A and Document No. C-53;
 - (j) DeCordova Bend Estates, Unit IX, under Volume 1, Page 49, as revised by Document No. B-203;
 - (k) DeCordova Bend Estates, Unit X, under Volume 1, Page 51;
 - (l) DeCordova Bend Estates, Unit XI, under Volume 1, Page 51;
 - (m) DeCordova Bend Estates, Unit XII, under Volume 1, Page 53, as revised by Volume 1, Page 197
 - (n) DeCordova Bend Estates, Unit XIII, under Volume 1, Page 55, as revised by Volume 1, Page 127 and Document Nos. P-425 and P-431;
 - (o) DeCordova Bend Estates, Unit XIV, under Volume 1, Page 56, as revised by Document No. P-406;
 - (p) DeCordova Bend Estates, Unit XV, under Volume 1, Page 60;
 - (q) DeCordova Bend Estates, Unit XVI, under Volume 1, Page 61;

- (r) DeCordova Bend Estates, Unit XVI-A, under Volume 1, Page 70;
 - (s) DeCordova Bend Estates, Unit XVII, under Volume 1, Page 63, as revised by Document Nos. B-349, P-474, P-520, and P-596;
 - (t) DeCordova Bend Estates, Unit XVIII, under Volume 1, Page 66, as revised by Volume 1, Page 88 and by Document No. A-150-B;
 - (u) DeCordova Bend Estates, Unit XIX, under Volume 1, Page 67;
 - (v) DeCordova Bend Estates, Unit XX, under Volume 1, Page 71;
 - (w) DeCordova Bend Estates, Unit XXI, under Volume 1, Page 77, as revised by Volume 1, Page 129 and by Volume 2, Page 37;
 - (x) DeCordova Bend Estates, Unit XXII, under Volume 1, Page 75, as revised by Document No. P-526;
 - (y) DeCordova Bend Estates, Unit XXIII, under Volume 1, Page 79, as revised by Document No. A-195-B;
 - (z) DeCordova Bend Estates, Unit XXIV, under Volume 1, Page 89, as revised by Volume 2, Page 5;
 - (aa) DeCordova Bend Estates, Unit XXV, under Volume 1, Page 80, as revised by Document Nos. A-228-A and A-359-A;
 - (bb) DeCordova Bend Estates, Unit XXVI, under Volume 1, Page 88, as revised by Volume 1, Pages 94 and 129, Volume 3, Page 58, and Document No. A-351-A;
 - (cc) DeCordova Bend Estates, Unit XXVII, under Volume 1, Page 119;
- (4) The Declarations, and any amendments thereto are, recorded in the Real Property Records of Hood County, Texas, as follows:
- (a) Covenants, Restrictions and Easements, under Document No. 1969-00DR517;
 - (b) Covenants, Restrictions and Easements, under Document No. 1969-00DR759;
 - (c) Covenants, Restrictions and Easements, under Document No. 1969-0DR1331;
 - (d) Covenants, Restrictions and Easements, under Document No. 1970-00DR298;
 - (e) Covenants, Restrictions and Easements, under Document No. 1970-00DR299;
 - (f) Covenants, Restrictions and Easements, under Document No. 1970-00DR553;
 - (g) Covenants, Restrictions and Easements, under Document No. 1970-00DR554;
 - (h) Covenants, Restrictions and Easements, under Document No. 1970-00DR692;
 - (i) Covenants, Restrictions and Easements, under Document No. 1970-00DR887;
 - (j) Covenants, Restrictions and Easements, under Document No. 1970-0DR1091;
 - (k) Covenants, Restrictions and Easements, under Document No. 1970-0DR1108;
 - (l) Covenants, Restrictions and Easements, under Document No. 1970-0DR1166;

- (m) Covenants, Restrictions and Easements, under Document No. 1970-0DR1345;
 - (n) Covenants, Restrictions and Easements, under Document No. 1970-0DR1346;
 - (o) Covenants, Restrictions and Easements, under Document No. 1970-0DR1490;
 - (p) Covenants, Restrictions and Easements, under Document No. 1970-DR1490A;
 - (q) Covenants, Restrictions and Easements, under Document No. 1970-0DR1696;
 - (r) Covenants, Restrictions and Easements, under Document No. 1971-000DR92;
 - (s) Covenants, Restrictions and Easements, under Document No. 1971-00DR153;
 - (t) Covenants, Restrictions and Easements, under Document No. 1971-00DR580;
 - (u) Covenants, Restrictions and Easements, under Document No. 1971-00DR617;
 - (v) Covenants, Restrictions and Easements, under Document No. 1971-00DR801;
 - (w) Covenants, Restrictions and Easements, under Document No. 1971-00DR887;
 - (x) Covenants, Restrictions and Easements, under Document No. 1971-0DR1581;
 - (y) Covenants, Restrictions and Easements, under Document No. 1971-0DR1648;
 - (z) Covenants, Restrictions and Easements, under Document No. 1971-0DR2191;
 - (aa) Covenants, Restrictions and Easements, under Document No. 1971-0DR2197;
 - (bb) Covenants, Restrictions and Easements, under Document No. 1971-0DR2199;
 - (cc) Covenants, Restrictions and Easements, under Document No. 1971-0DR2620;
 - (dd) Covenants, Restrictions and Easements, under Document No. 1972-0DR1543;
 - (ee) Covenants, Restrictions and Easements, under Document No. 1972-DE-184-280;
 - (ff) Amendment to Covenants, Restrictions and Easements, under Document No. 1972-RE-192-252;
 - (gg) Amendment to Covenants, Restrictions and Easements, under Document No. 1994-0005002;
 - (hh) Correction Amendment to Covenants, Restrictions and Easements, under Document No. 1998-0009244;
 - (ii) Amendment to Covenants, Restrictions and Easements, under Document No. 2004-0016419;
 - (jj) Covenants, Restrictions and Easements Amendments, under Document No. 2014-0012628;
 - (kk) Amendment to Covenants, Restrictions and Easements, under Document No. 2024-0017395;
- (5) the name and mailing address of the Association is:
- (a) DeCordova Bend Estates Owners' Association, Inc., 5301 Country Club Drive, Granbury, Texas 76049;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (b) **Matthew Mulherin** 5301 Country Club Drive, Granbury, Texas 76049;
(c) **817-326-2381**
(d) **matthew@dcbeweb.com**

FILED

APR 07 2025


County Clerk, Hood County, TX

- (7) the Association's website is: <https://www.decordovabendestates.org/>;
- (8) the following fees are charged by the Association relating to a property transfer in the Subdivision:
- (a) Resale Certificate Fee – \$100.00;
 - (b) Transfer Fee – \$2,000.00;
 - (c) Owner Equity Fee – \$6,500.00;
 - (d) Administrative Fee – \$3,500.00;
 - (e) Monthly Annual Assessment - \$216.43
 - (f) Monthly Trash Services - \$19.25
- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Association, as well as perform a physical examination of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than identifying and contacting the Association.

SIGNED THIS 27 DAY OF March, 2025.

By: 

Name: Scott Mitchell

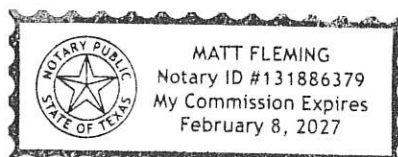
Title: President

Scott Mitchell, President of the Board of Directors

STATE OF TEXAS §
 §
COUNTY OF HOOD §

BEFORE ME, the undersigned authority, on this day personally appeared Scott Mitchell,
President of DeCordova Bend Estates Owners' Association, Inc, and acknowledged to me that he/she executed the
same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 27 day of March, 2025.




Notary Public, State of Texas