

**THE RANCH AT LAKE RAY ROBERTS PROPERTY OWNER'S ASSOCIATION  
MANAGEMENT CERTIFICATE**

As Required by Section 209.004, Texas Property Code

**NOTICE IS HEREBY GIVEN** that the below property is controlled by a mandatory property owners association.

- 1. NAME OF PROPERTY OWNER'S ASSOCIATION:** The Ranch at Lake Ray Roberts Property Owners Association
- 2. NAME OF SUBDIVISION:** The Ranch at Lake Ray Roberts Property Owners Association
- 3. RECORDING DATA FOR SUBDIVISION:** The Ranch at Lake Ray Roberts, is situated in Cooke County, TX. The plat of The Ranch at Lake Ray Roberts Phase I was recorded on May 22, 1998 in Volume A, Page 93 Plat Records, Cooke County, Texas. The plat of The Ranch at Lake Ray Roberts Phase II was recorded on June 24, 1998 in Volume A, Page 94, Plat Records, Cooke County, Texas. The plat of The Ranch at Lake Ray Roberts Phase III was recorded on October 26, 1998, in Volume A, Page 97-98, Plat Records, Cooke County, Texas.
- 4. RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in The Ranch at Lake Ray Roberts are subject to the Declaration of Covenants, Conditions & Restrictions for The Ranch at Lake Ray Roberts Property Owners Association, recorded Declaration and Covenants, Phase I Vol. 1013 Page 154, Phase II Vol. 1016 Page 688, Phase III Vol. 1030 Page 385 recorded Amended Bylaws Vol. 1358 Page 833 in the Property Records of Cooke, Texas. These document may be amended from time to time.
- 5. ASSOCIATION NAME AND MAILING ADDRESS:**  
The Ranch at Lake Ray Roberts Property Owners Association  
P.O. Box 584  
Valley View, TX 76272
- 6. ASSOCIATION'S CONTACT INFORMATION:**  
The Ranch at Lake Ray Roberts Property Owners Association  
P.O. Box 584  
Valley View, TX 76272  
**Email:** [president@theranchatlakerayroberts.com](mailto:president@theranchatlakerayroberts.com)  
**Phone Number:** Please see the homepage of  
[www.TheRanchAtLakeRayRoberts.com](http://www.TheRanchAtLakeRayRoberts.com) for the most up-to-date phone number.
- 7. WEBSITE ON WHICH DEDICATORY INSTRUMENTS ARE AVAILABLE:**  
[www.TheRanchAtLakeRayRoberts.com](http://www.TheRanchAtLakeRayRoberts.com) Please see the homepage, under documents, for POA information.

**8. FEES CHARGED RELATING TO PROPERTY TRANSFER:**

Resale Certificate: \$100  
Resale Update Fee: \$75  
Rush Fees: Rush availability is not guaranteed and only granted when the POA  
can accommodate the requested time.  
\$75 for 72-hour return  
\$100 for a 48-hour return

Merchant services fees for optional credit card payments will also be charged.

**DATED:**

**THE RANCH AT LAKE RAY ROBERTS PROPERTY OWNER'S ASSOCIATION**  
a Texas Nonprofit Corporation

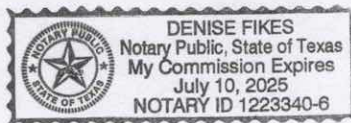
By: *Steven Dora* *President*  
POA Board Member and Position

**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS**  
**COUNTY OF COOKE**

**ACKNOWLEDGEMENT**

This instrument was acknowledged before me on 27 day of February, 2024, by  
STEVEN DORA, Board Member at The Ranch at Lake Ray Roberts Property Owners  
Association, a Texas nonprofit corporation, on behalf of said corporation.



*Denise Fikes*  
**NOTARY PUBLIC, STATE OF TEXAS**

**AFTER RECORDING PLEASE RETURN TO:**

The Ranch at Lake Ray Roberts Property Owners Association  
P.O. Box 584  
Valley View, TX 76272



Doc  
00001478

Bk  
OPR

Vol  
2631

Pa  
576

FILED CHARGED RELATING TO PROPERTY TRANSFER

Return Certificate  
Return Update Fee  
Return Fee  
can accommodate the requested time  
\$15 for 15-hour return  
Filed for Record in:  
Cooke County  
On: Mar 06, 2024 at 12:51P

As a  
Recordings

Document Number: 00001478

Amount 29.00

Receipt Number - 163680  
By,  
Nereyda Garcia

STATE OF TEXAS COUNTY OF COOKE  
I hereby certify that this  
instrument was filed on the date  
and time stamped hereon by me and  
was duly recorded in the volume  
and page of the named records of:  
Cooke County  
as stamped hereon by me.

Mar 06, 2024

PAM HARRISON, Cooke County Clerk  
Cooke County Clerk

*Dante Jiles*  
NOTARY PUBLIC, STATE OF TEXAS

