

**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2023-00018901

As

Recorded On: 12/20/2023 09:16 AM **Recordings - Land**

Parties: SAFARI WATERS RANCH PROPERTY OWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 4 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 34.00

File Information:

Document Number: 2023-00018901

Receipt Number: 2023-22413

Recorded Date/Time: 12/20/2023 09:16 AM

Recorded By: Janice Hankins

*******DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT*******

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 Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

MANNING & MEYERS, ATTORNEY'S AT
4340 NORTH CENTRAL EXPRESSWAY

DALLAS, TX 75206



MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 13, 2023 by Safari Waters Ranch Property Owners Association, Inc. a/k/a Safari Waters Ranch, Phase 1, Phase 2, Phase 3A, Phase 3B, Phase 3C and Phase 4, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Safari Waters Ranch Phase 1 has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Safari Waters Ranch Phase 1 filed of record on or about May 5, 2003 (the "Declaration") and recorded at Volume 2294, Page 633 in the Real Property Records of Henderson County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Safari Waters Ranch Phase 1, Phase 2, Phase 3A, Phase 3B, Phase 3C and Phase 4.

WHEREAS, the Association was duly formed on April 8, 2003, as Safari Waters Ranch Property Owners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Safari Waters Ranch Phase 1.
2. Name of the Association. The name of the Association is the Safari Waters Ranch Property Owners Association, Inc. a/k/a Safari Waters Ranch, Phase 1, Phase 2, Phase 3A, Phase 3B, Phase 3C and Phase 4 and is located at Henderson County, Texas. The mailing address for the Association is Rose City Property Management, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Henderson County Clerk's office.
4. Recording Data for the Declaration. The Original Declaration for the Association were filed as follows: Phase 1 of Safari Waters Ranch, filed on or about May 5, 2003 (the "Phase 1 Declaration") and recorded at Volume 2294, Page 633 in the Real Property Records of Henderson County, Texas; Phase 2 of Safari Waters Ranch, filed on or about March 5, 2004 (the "Phase 2 Declaration") and recorded at Volume 2394, Page 700 in the Real Property Records of Henderson County, Texas; Phase 3A of Safari Waters Ranch, filed on or about December 15, 2003 (the "Phase 3A Declaration") and recorded at Volume 2370, Page 713 in the Real Property Records of Henderson County, Texas; Phase 3B and Phase 3C of Safari Waters Ranch, filed on or

about February 15, 2005 (the "Phase 3B and Phase 3C Declaration") and recorded at Volume 2506, Page 836 in the Real Property Records of Henderson County, Texas; and Phase 4 of Safari Waters Ranch, filed on or about November 23, 2004 (the "Phase 4 Declaration") and recorded at Volume 2482, Page 797 in the Real Property Records of Henderson County, Texas; which Declarations are incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about May 8, 2003 at Volume 2296, Page 173 (Phase 1);
- On or about July 8, 2003 at Volume 2316, Page 340 (Phase 1);
- On or about July 21, 2003 at Volume 2321, Page 646 (Phase 1);
- On or about March 16, 2005 at Volume 2516, Page 404 (Phase 1);
- On or about March 16, 2005 at Volume 2516, Page 406 (Phase 2 & Phase 3A);
- On or about March 16, 2005 at Volume 2516, Page 408 (Phase 3B, Phase 3C, & Phase 4);
- On or about March 27, 2009 at Volume 2951, Page 802 (Phase 1, Phase 2, Phase 3A, Phase 3B, Phase 3C, & Phase 4);
- On or about September 16, 2015 at Instrument #2015-00012720 (Phase 1, Phase 2, Phase 3A, Phase 3B, Phase 3C, & Phase 4);
- On or about September 27, 2016 at Instrument #2016-00014385 (Phase 1, Phase 2, Phase 3A, Phase 3B, Phase 3C, & Phase 4);
- On or about September 24, 2019 at Instrument #2019-00013459 (Phase 1, Phase 2, Phase 3A, Phase 3B, Phase 3C, & Phase 4); and,
- On or about October 30, 2023 at Instrument #2023-00016417 (Phase 1, Phase 2, Phase 3A, Phase 3B & 3C, and Phase 4)

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Rose City Property Management
108 N. Houston Street
Bullard, TX 75757

6. Manager of the Association. The telephone number for the manager of the Association is 903-630-6355 and the email address for the manager of the Association is carrie@rosecitymanagement.com.

7. Website for the Association. The website for the Association is <https://safariwatersranchpoa.com>.

8. Resale Certificates: Resale Certificates may be requested by contacting Rose City Property Management at resales@themacgroupco.com or at <https://www.homewisedocs.com>. The Transfer Fee is \$175.00.

**Please Note: Supplementary documents may be requested for an additional fee through Homewisedocs.com.*

Commission expires 03/13/2024
Notary ID 12891948-3