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

Document Number: 2026-0013983 -
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: OLD GRANBURY VILLA TOWNHOME OA INC

Pages: 3

Recorded On: 10/05/2026 11:24 AM

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

Recorded On:	10/05/2026 11:24 AM	**Notes:**
Document Number:	2026-0013983	
Receipt Number:	R2614779	
Amount:	$19.00	
Recorded By:	Traci Smith	

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

THE PROPERTY CENTER

MANAGEMENT CERTIFICATE

THE STATE OF TEXAS)(

COUNTY OF HOOD)(

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Old Granbury Villa Townhome OA Inc., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Old Granbury Villa.
2. The name of the association is Old Granbury Villa Townhome OA Inc., a Texas nonprofit corporation.
3. The recording data in the Plat Records of Hood County, Texas for the plat subdivision is:

Plat Record	Document No. P-574
Plat Record	Document No. P-634

4. The recording data for the Declaration of Covenants, Conditions, and Restrictions for Old Granbury Villa Townhome OA Inc., in the Official Public Records, Hood County, Texas, are:

By Laws of Old Granbury Villa Townhome Association, Inc	Document No. 2017-0001847
Old Granbury Villa Declaration of Covenants, Conditions, and Restrictions	Document No. 2017-0001839

5. The following is a list of the amendments to the Declaration of Covenants, Conditions, and Restrictions for Old Granbury Villa Townhome OA Inc. recorded in the Official Public Records of Hood County, Texas:

First Amendment to the Declaration of Terms, Conditions, Easements, Restrictions, and Protective Covenants	Document No. 2019-0007850
Acceptance by Association Members of TOA Control of The Old Granbury Villa Townhome Owner Association	Document No. 2021-0004540
Revision of Leasing Requirements in Declaration of Covenants, Conditions, and Restrictions of Old Granbury Villa	Document No. 2021-0004776
Changes to Bylaws	Document No. 2024-0002852
Repeal of Revision of Leasing Homes in Declaration of Covenants and Restrictions in Old Granbury Villa	Document No. 2022-0016096

FILED
OCT 01 2026
County Clerk, Hood County, TX

6. The Mailing address for the association is as follows:

   Old Granbury Villa Townhome OA Inc
   510 W. Pearl Street Ste.100
   Granbury, Texas 76048

7. The name and address of the Managing Agent for Old Granbury Villa Townhome OA, Inc. is:
   TX-POA Management, LLC d/b/a The Property Center Real Estate Services, LLC
   510 West Pearl Street Ste. 100
   Granbury, TX 76048
   817-579-0056
   chrism@thepropertycenter.com

8. The web address where the Declaration of Covenants, Conditions, and Restrictions for Old Granbury Villa Townhome OA Inc., are posted is https://www.townsq.io.

9. The resale fee is $375 and the transfer fee is $250.

EXECUTED as of October 1st, 2026.

TX-POA Management, LLC d/b/a The Property Center Real Estate Services, LLC, Managing Agent for:

Old Granbury Villa Townhome OA Inc, a Texas Nonprofit Corporation.

FILED
OCT 05 2026
County Clerk, Hood County, TX

By: _____
Name: James Mathis
Title: Community Association Assistant
The Property Center (Managing Agent)

THE STATE OF TEXAS)(
COUNTY OF HOOD)(

SUZANNE KNIGHT
My Notary ID # 132702306
Expires September 29, 2028

This instrument was acknowledged before me on this the 1st day of October, 2026, by James Mathis, the Managing Agent of Old Granbury Villa Townhome OA Inc., a Texas Nonprofit Corporation, by way of The Property Center management.

_____
Notary Public, State of Texas