

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**CERTIFICATE OF MANAGEMENT  
FOR  
RIO BRAZOS ESTATES SUBDIVISION  
(PURSUANT TO TEXAS PROPERTY CODE, SECTION 209.004)**

**Name of Subdivision:**

Rio Brazos Estates Subdivision, Phases I, II and III

**Subdivision Recording Data:**

Plat of the Rio Brazos Estates Subdivision is recorded in Volume 1, Page 44, Plat Records, Kent County, Texas; and, in Volume 264, Page 1126, Deed Records, Garza County, Texas.

Plat of the Rio Brazos Estates Subdivision (Phase II) is recorded in Volume 1, Page 46, Plat Records, Kent County, Texas.

Plat of the Rio Brazos Estates Subdivision (Phase III) is recorded in Volume 102, Page 520, Official Public Records, Kent County, Texas.

**Declaration:**

Declaration of Restrictive Covenants regarding the Rio Brazos Estates Subdivision dated June 23, 2000 is recorded in Volume 3, Page 698, Official Public Records, Kent County, Texas, and in Volume 250, Page 1088, Deed Records, Garza County; as amended by Amended Declaration of Restrictive Covenants dated July 12, 2001, recorded in Volume 8, Page 793, Official Public Records, Kent County, Texas, and in Volume 255, Page 1261, Deed Records, Garza County, Texas.

Declaration of Restrictive Covenants regarding the Rio Brazos Estates Subdivision (Phase II) dated January 15, 2003 is recorded in Volume 14, Page 821, Official Public Records, Kent County, Texas.

Declaration of Restrictive Covenants regarding the Rio Brazos Estates Subdivision (Phase III) dated March 4, 2015 is recorded in Volume 87, Page 361, Official Public Records, Kent County, Texas, and in Volume 343, Page 607, Deed Records, Garza County, Texas.

**Name of Association:**

Rio Brazos Estates Homeowners Association, Inc.

**Mailing Address of Association:**

Rio Brazos Estates Homeowners Association, Inc.  
1758 Fagan Road  
Snyder, Texas 79549

**Designated Representative of Association:**

Steven Cartner, President

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**Mailing Address, Phone and Email for Designated Representative of Association:**

Steven Cartner  
1758 Fagan Road  
Snyder, Texas 79549

Phone: 806-787-1077  
Email: [cartnersc@gmail.com](mailto:cartnersc@gmail.com)

**Website Address of Any Internet Website on Which Association's Dedicatory Instruments are Available:**

[www.texasfile.com/search/texas/kent-county/county-clerk-records](http://www.texasfile.com/search/texas/kent-county/county-clerk-records)

[www.texasfile.com/search/texas/garza-county/county-clerk-records](http://www.texasfile.com/search/texas/garza-county/county-clerk-records)

**Amount and Description of Fees Charged by Association Relating to Property Transfer in Subdivision:**

HOA Dues (prorated as applicable) ..... \$ 468.00

**Other Appropriate Information:**

When a lot in the Rio Brazos Estates Subdivision is initially sold by Devil Dog Fishing Dynasty, LLC and Starboard Industries, LLC, the following one-time fees will be charged to the Buyer:

Water Connect Fee ..... \$ 1,500.00\* \*\*

Special Dock Assessment fee ..... \$ 1,000.00\*\*

- \* For lots within the Rio Brazos Estates Subdivision, connection to the Rio Brazos Water Systems is optional, should the lot owner elect to obtain water from a private water well or other source.

\*\* The above fees do not apply to any subsequent change in ownership.

The undersigned hereby certifies that he is the duly elected President of the **Rio Brazos Estates Homeowners Association, Inc.**, a Texas Non-Profit Corporation; and, that the above and foregoing Certificate of Management is true and correct.

**Rio Brazos Estates Homeowners Association**

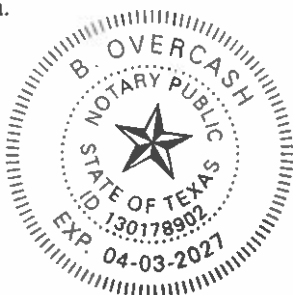
By: 

Steven Cartner, President

THE STATE OF TEXAS §

COUNTY OF Seary §

The instrument was acknowledged this 18 day of July, 2023, by Steven Cartner, as President of the **Rio Brazos Estates Homeowners Association, Inc.**, a Texas Non-Profit Corporation, on behalf of said corporation.



  
Notary Public in and for the State of Texas

My commission expires: 4-3-27

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This instrument is being recorded in the Official Public or Deed Records of Garza and Kent Counties, Texas, and shall be indexed as a "Property Owners' Association Management Certificate" in accordance with Section 209.004(a-1) of the *Texas Property Code*; and a recorded copy of same is being provided to the Texas Real Estate Commission, as required by Section 209.004(b-1) of the *Texas Property Code*.

PREPARED IN THE OFFICE OF:

Hargrove Law Firm  
2617 College Avenue  
Snyder, Texas 79549  
Tel: (325) 573-8558  
Fax: (325) 573-0974

AFTER RECORDING, RETURN TO:

Hargrove Law Firm  
P.O. Box 841  
Snyder, Texas 79550

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FILED FOR RECORD

at 10:00 o'clock a. m.

Date 8-21-2023

Craig Harrison  
COUNTY CLERK, KENT COUNTY, TEXAS

By Stan Bunsler Deputy

State of Texas  
County of Kent

323

I hereby certify that this instrument was filed and time stamped hereon by me and was duly recorded in the volume and page of the named records of Kent County, Texas as stamped hereon by me.

Recorded: 8-21-2023

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OPR Records

Craig Harrison, County and District Clerk  
Kent County, Texas

Stan Bunsler Deputy



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FILED FOR RECORD  
2023 Aug 30 at 10:56 AM  
Terri Laurence, County Clerk  
GARZA COUNTY, TEXAS  
CS Chloe Smith DEPUTY

THE STATE OF TEXAS.  
COUNTY OF GARZA

I hereby certify that this instrument was filed and  
time stamped hereon by me and was duly recorded in  
Volume 0393 on page 0450 on the named records of  
Garza County, Texas on 30 August, 2023, at 10:56 AM.

TERRI LAURENCE

Garza County Clerk

By:

  
CARLA SANCHEZ, Deputy