



**THE STATE OF TEXAS
COUNTY OF WOOD**

**MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE SEC 209.004**

TUSCANY PARK OF MINEOLA HOMEOWNERS ASSOCIATION, a Texas Non-profit Corporation and Property Owners' Association as defined by the Texas Property Code Chapter 209, hereby files this management certificate as required by Section 209.004:

1. The name of the subdivision is: Tuscany Park Estates, Phase I & II
2. The name of the association is: Tuscany Park of Mineola Homeowners Association
3. The recording data for the subdivision is:
 - a. Plat for Phase I recorded at Document #00056758 on July 14, 2006, in Official Records, Wood County, Texas.
 - b. Plat for Phase II recorded at Document #2015-00014265 on July 14, 2006, in Official Records, Wood County, Texas.
4. The recording data for the declaration is:
 - a. Declaration of Covenants, Conditions, Restrictions and Easements for Tuscany Park, Mineola, Texas recorded at Document #00061902 on October 30, 2006 in Official Records, Wood County, Texas.
 - b. First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Tuscany Park, Mineola, Texas recorded at Document #00084381 on February 27, 2008 in Official Records, Wood County, Texas.
5. The name of the Association is TUSCANY PARK OF MINEOLA HOMEOWNERS ASSOCIATION, mailing address of PO Box 1202, Mineola, TX 75773
6. The name, mailing address, telephone number and email address of the person managing the Association is Rance Ward, President; 207 County Road 2308, Mineola, TX 75773; (501) 984-1772; ranceward52@gmail.com
7. The website of the Association is: <https://tphoa.net> ← <https://tphoa.net>
8. No fees are charged relating to a property transfer in the subdivision.
9. Other information:
 - a. Certificate of Formation filed in the Office of the Secretary of the State of Texas on December 4, 2020 under file number 803853642.
 - b. HOA dues are required.

SIGNED this 4 day of APRIL, 2024.

TUSCANY PARK OF MINEOLA HOMEOWNERS ASSOCIATION

By: *Rance Ward*
Rance Ward, President

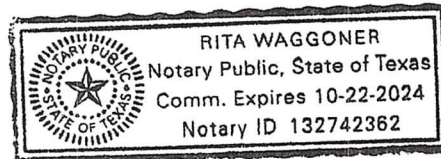
STATE OF TEXAS

COUNTY OF WOOD

The above instrument was acknowledged before me by Rance Ward, President of TUSCANY PARK OF MINEOLA HOMEOWNERS ASSOCIATION on this 4 day of April, 2024.

Rita Waggoner
Notary Public in and for the State of Texas

After Filing Return to:
Rance Ward, President
Tuscany Park of Mineola HOA
PO Box 1202
Mineola, TX 75773



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I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Wood County, Texas

2024-00002591 vickyr
04/04/2024 02:40 PM



Kelley Price

Kelley Price, County Clerk
Wood County, Texas