VG-105-2026-30825

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 30825

Real Property Recordings

Recorded On: October 06, 2026 02:34 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $29.00

********** **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.

File Information:

Document Number:	2026 - 30825
Receipt Number:	20261006000175
Recorded Date/Time:	October 06, 2026 02:34 PM
User:	Teeonna R
Station:	CCI15

Record and Return To:

JAMES MATHIS

COUNTY COURT JOHNSON COUNTY, TEXAS

STATE OF TEXAS
Johnson County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

April Long
Johnson County Clerk
Johnson County, TX

April Long

MANAGEMENT CERTIFICATE

THE STATE OF TEXAS)(

COUNTY OF JOHNSON)(

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Las Palomas Homeowners' Association, Inc., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Las Palomas Estates.
2. The name of the association is Las Palomas Estates Homeowners' Association, Inc., a Texas nonprofit corporation.
3. The recording data in the Plat Records of Johnson County, Texas for the plat subdivision is:

DOCUMENT TITLE	DOCUMENT NO.
Plat Record	2018-56

4. The recording data for the Declaration of Covenants, Conditions, and Restrictions for Las Palomas Homeowners' Association, Inc., in the Official Public Records of Johnson County, Texas, are:

DOCUMENT TITLE	DOCUMENT NO.
Bylaws of Las Palomas Estates	2018-22287
Declaration of Covenants, Conditions, & Restrictions of Las Palomas Estates	2018-22286
Land Use Restrictions for Las Palomas Estates – Phase II	2018-14776

5. The following is a list of the amendments to the Declaration of Covenants, Conditions, and Restrictions for Las Palomas Homeowners' Association, Inc. recorded in the Official Public Records of Johnson County, Texas:

DOCUMENT TITLE	DOCUMENT NO.
Amendment to Bylaws of Las Palomas Homeowners' Association	2022-25698
Amendment to Bylaws of Las Palomas Homeowners' Association	2022-25697
Amendment to Land Use Restrictions for Las Palomas Phase II	2018-17490
Rules, Regulations for the Las Palomas Estates HOA	2018-24165
Rules, Regulations – Amended and Restated in their Entirety for the Las Palomas Estates HOA	2019-17961
First Amendment to Declaration of Covenants, Conditions, and Restrictions of Las Palomas Estates	2019-33102
Change to Restrictions of Las Palomas Estates	2022-40737

Amendment to Restrictions of Las Palomas Estates	2023-17790

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

   Las Palomas Homeowners' Association, Inc
   510 W. Pearl Street Ste.100
   Granbury, Texas 76048

7. The name and address of the Managing Agent for Las Palomas Homeowners' Association 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 Las Palomas Homeowners' Association, Inc are posted is https://www.townsq.io.

9. The resale fee is $375 and the transfer fee is $500.

EXECUTED as of October 5th, 2026.

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

Las Palomas Estates Homeowners' Association, Inc., a Texas Nonprofit Corporation.

By: _____

Name: James Mathis
Title: Community Association Assistant
The Property Center (Managing Agent of Las Palomas HOA)

THE STATE OF TEXAS)(

COUNTY OF JOHNSON)(

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

This instrument was acknowledged before me on this the 5th day of October, 2026, by James Mathis, a Managing agent of Las Palomas Estates Homeowners' Association, Inc, a Texas Nonprofit Corporation, by way of The Property Center.

_____
Notary Public, State of Texas