



VG-79-2025-251606

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 251606

Real Property Recordings

Recorded On: May 22, 2025 12:08 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$32.00

***** 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: 251606
Receipt Number: 20250522000004
Recorded Date/Time: May 22, 2025 12:08 PM
User: Sheila M
Station: cclerk01

Record and Return To:

THE WOODS AT FLAT ROCK CREEK



STATE OF TEXAS

Blanco 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 Blanco County, Texas**

Laura Walla
Blanco County Clerk
Blanco County, TX

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

THE WOODS AT FLAT ROCK CREEK PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF BLANCO §

1. Name of Subdivision: The Woods at Flat Rock Creek Subdivision
2. Name of Homeowners Association: The Woods at Flat Rock Creek Property Owners' Association, Inc.
3. Recording Data for Subdivision: Document No. 2025-251298, Cabinet 4, Slide 124 of the Map and Plat Records of the County Clerk of Blanco County, Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: The Woods at Flat Rock Creek Property Owners' Association, Inc., P.O. Box 1987, Marble Falls, Texas 78654.
6. Contact information for the Association is: Telephone No. (800) 511-2430 and Email mferguson@lonestarlandpartners.com and Website: www.thewoodsatflatrockcreekpoa.com
7. The association's designated representative is: Bradley Price Keever
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Blanco County Clerk as set forth on Exhibit A.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for The Woods at Flat Rock Creek Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.

**THE WOODS AT FLAT ROCK CREEK
PROPERTY OWNERS' ASSOCIATION, INC.**

By: 
Bradley Price Keever, President

THE STATE OF TEXAS

COUNTY OF

BURNET

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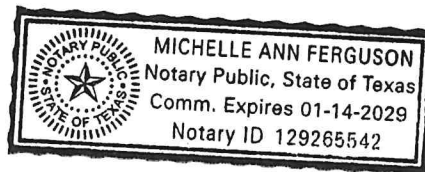
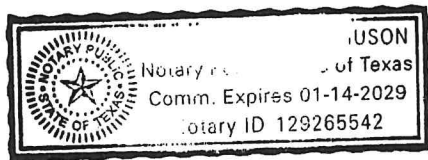
CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Bradley Price Keever who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of The Woods at Flat Rock Creek Property Owners' Association, Inc. and that by authority duly given and as the act of The Woods at Flat Rock Creek Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 22ND day of May 2025.



Notary Public in and for The State of Texas



AFTER RECORDING, RETURN TO:

The Woods at Flat Rock Creek Property Owners' Association, Inc.
P.O. Box 1987
Marble Falls, Texas 78654

EXHIBIT "A"

The Woods at Flat Rock Creek, a subdivision located in Blanco County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Woods at Flat Rock Creek Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Blanco County, Texas, as follows:

DATE RECORDED	BLANCO INSTRUMENT NO.	DOCUMENT
April 28, 2025	251300	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Woods at Flat Rock Creek Subdivision
May 15, 2025	251504	Private Road Maintenance Plan for The Woods at Flat Rock Creek Subdivision Blanco County, Texas
May 15, 2025	251505	Resolution Of The Board Of Directors Of The Woods at Flat Rock Creek Property Owners' Association, Inc. Regarding Records Production And Copying Policy
May 15, 2025	251506	Resolution Of The Board Of Directors Of The Woods at Flat Rock Creek Property Owners' Association, Inc. Regarding Records Retention Policy
May 15, 2025	251507	Resolution Of The Board Of Directors Of The Woods at Flat Rock Creek Property Owners' Association, Inc. Regarding Payment Plan Policy
May 15, 2025	251508	Resolution Of The Board Of Directors Of The Woods at Flat Rock Creek Property Owners' Association, Inc. Regarding Procurement Policy
May 15, 2025	251509	Resolution Of The Board Of Directors Of The Woods at Flat Rock Creek Property Owners' Association, Inc. Regarding Fine and Enforcement Policy

May 15, 2025	251510	Bylaws Of The Woods at Flat Rock Creek Property Owners' Association, Inc., A Nonprofit Corporation
<u>May 22</u> , 2025	<u>251605</u>	First Amendment to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Woods at Flat Rock Creek Subdivision