

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

Document Number: 2022-0010777 -
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: BENTWATER ON LAKE GRANBURY HOA INC

Pages: 3

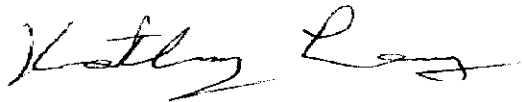
Recorded On: 06/29/2022 12:27 PM

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Recorded On:	06/29/2022 12:27 PM	Notes:
Document Number:	2022-0010777	
Receipt Number:	R2210898	
Amount:	\$25.00	
Recorded By:	Ingeo	

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**



Katie Lang
County Clerk
Hood County, Texas



Return To:



BENTWATER ON LAKE GRANBURY HOMEOWNERS ASSOCIATION INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Bentwater on Lake Granbury Homeowners Association** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Bentwater on Lake Granbury

Name of the Association: Bentwater on Lake Granbury Homeowners Association

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Hood County, Texas, as follows:

- (a) Plat recorded with Hood County records in Volume 7822 Page 1599 Document No. 2009-0004401

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Hood County, Texas, as follows:

- (a) Declaration of Covenants, Conditions, and Restrictions for Bentwater on Lake Granbury Homeowners Association filed for record in Volume 1538, Page 0033.
- (b) First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Bentwater on Lake Granbury Homeowners Association filed for record in Volume 1553, Page 0085.
- (c) Declaration of Covenants, Conditions, and Restrictions for Bentwater on Lake Granbury Homeowners Association Section Two filed for record in Volume 1563, Page 0315.
- (d) Declaration of Covenants, Conditions, and Restrictions for Bentwater on Lake Granbury Homeowners Association Section Three filed for record in Volume 1592, Page 0315.
- (e) First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Bentwater on Lake Granbury Homeowners Association Section Three filed for record in Volume 1598, Page 0084.
- (f) Architectural Control Transfer Document for Bentwater on Lake Granbury Homeowners Association filed for record in Volume 1716, Page 0065.
- (g) Bylaws for Bentwater on Lake Granbury Homeowners Association filed for record as Document No. 2018-0008665

Name and Mailing Address of the Association

Bentwater on Lake Granbury Homeowners Association
c/o Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081
214-368-4030
NTXcustomercare@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 31 day of May 2022

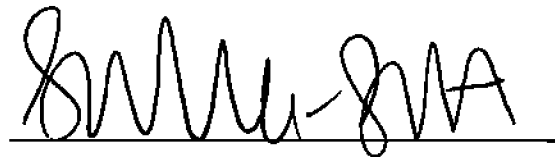
Bentwater on Lake Granbury Homeowners Association, acting
by and through its managing agent, Principal Management Group of
North Texas



Mark Southall, Branch President

STATE OF TEXAS §
 §
COUNTY OF HOOD §

This instrument was acknowledged before me on the 31 day of May 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Bentwater on Lake Granbury Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

