

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
MOUNTAIN RIVER OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF PALO PINTO §

The undersigned, being an officer of MOUNTAIN RIVER OWNERS ASSOCIATION, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Mountain River Estates Phase I and Phase II
2. The name of the association: Mountain River Owners Association, Inc, a Texas non-profit corporation.
3. The recording data for the subdivision: The Plat of the Subdivision recorded in Volume 360A, Page 70 and 71, plat records of Parker County, Texas, and in Volume 4, Page 42 plat records of Palo Pinto County Texas.
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference as of recording date.
5. The name and mailing address of the Association- Mountain River Owners Association, Inc. PO BOX 864 Millsap Texas 76066
6. The name, mailing address, and email address of the person managing the association:

Name:	Mountain River Owners Association Inc
Attn:	Secretary / Jana Price
Mailing Address:	PO BOX 864 Millsap Texas 76066
Email Address:	mroaboard@gmail.com
Website:	www.mountainriverestates.org

7. Amount and description of fees related to property transfer in the subdivision- The association fees are in the following amounts:

Assessment Fee per Lot --- \$60.00

Transfer Fee — \$75.00

Resale Certificate Fee --- \$375.00

Updated Resale Certificate --- \$75.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

8. Other information the Association considers appropriate for the governing, administration of operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Palo Pinto County Clerk.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Mountain River Estates subdivision phase I and phase II, as well as performing a physical inspection of the property and common areas, prior to purchase.

EXECUTED to be effective on the date this instrument is Recorded.

MOUNTAIN RIVER OWNERS ASSOCIATION, Inc.

A Texas non-profit corporation.

By: Jana Price
Name: Jana Price
Title: Secretary for the Corporation.

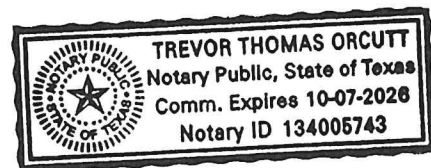
STATE OF TEXAS §

COUNTY OF PALO PINTO §

Before me, the undersigned Notary Public, on this day personally appeared Jana Price who provided 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 she is the Secretary of Mountain River Owners Association, Inc., a Texas non-profit corporation and that the authority duly given and as the act of Mountain River Owners Association, Inc., a Texas non-profit corporation executed the instrument for the purpose and consideration expressed.

Given under my hand and seal of office on this the 8th day of December 2022.

Trevor Orcutt
Notary Public Signature



AFTER RECORDING RETURN TO:

Mountain River Owners Association Inc.
Secretary / Jana Price
PO BOX 864 Millsap Texas 76066

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

Mountain River Estates, a subdivision located in Parker and Palo Pinto Counties, State of Texas and any other subdivisions which have been or may be subsequently annexed hereto and made subject to the authority of Mountain River Owners Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Parker and Palo Pinto Counties, State of Texas, as follows:

DATE RECORDED	CLERK'S FILE NO.	DOCUMENT
03/08/1977	197700001077	Declaration of Covenants, Conditions and Restrictions of Mountain River Estates.
07/01/2013	201300003948	Reinstatement of Declaration of Covenants, Conditions and Restrictions of Mountain River Estates.

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MOUNTAIN RIVER OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF PARKER §

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1. The name of the subdivision: Mountain River Estates Phase I and Phase II
2. The name of the association: Mountain River Owners Association, Inc, a Texas non-profit corporation.
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5. The name and mailing address of the Association- Mountain River Owners Association, Inc. PO BOX 864 Millsap Texas 76066
6. The name, mailing address, and email address of the person managing the association:

Name:	Mountain River Owners Association Inc
Attn:	Secretary / Jana Price
Mailing Address:	PO BOX 864 Millsap Texas 76066
Email Address:	mroaboard@gmail.com
Website:	www.mountainriverestates.org

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8. Other information the Association considers appropriate for the governing, administration of operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Parker County Clerk.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Mountain River Estates subdivision phase I and phase II, as well as performing a physical inspection of the property and common areas, prior to purchase.

EXECUTED to be effective on the date this instrument is Recorded.

**MOUNTAIN RIVER OWNERS ASSOCIATION, Inc.
A Texas non-profit corporation.**

By: Jana Price
Name: Jana Price
Title: Secretary for the Corporation.

STATE OF TEXAS §

COUNTY OF PARKER §

Before me, the undersigned Notary Public, on this day personally appeared Jana Price who provided 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 she is the Secretary of Mountain River Owners Association, Inc., a Texas non-profit corporation and that the authority duly given and as the act of Mountain River Owners Association, Inc., executed the instrument for the purpose and consideration expressed.

Given under my hand and seal of office on this the 8th day of December 2022.

Trevor Orcutt
Notary Public Signature

AFTER RECORDING RETURN TO:

Mountain River Owners Association Inc.
Secretary / Jana Price
PO BOX 864 Millsap Texas 76066

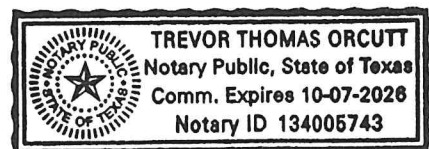


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RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

Mountain River Estates, a subdivision located in Parker and Palo Pinto Counties, State of Texas and any other subdivisions which have been or may be subsequently annexed hereto and made subject to the authority of Mountain River Owners Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Parker and Palo Pinto Counties, State of Texas, as follows:

DATE RECORDED	CLERK'S FILE NO.	DOCUMENT
01/18/1984	76974	Assignment, Bylaws
01/18/1984	76976	DEED
07/02/2013	201315008	Reinstatement of Declaration of Covenants, Conditions and Restrictions of Mountain River Estates.