

\*\*\*\*\* Electronically Recorded Document \*\*\*\*\*

## **Leon County**

Christie Wakefield  
Leon County Clerk  
Centerville, TX

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**Document Number: 2024-469930**

**Recorded As : ELECTRONIC RECORDING**

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**Recording Fee: \$23.00**

**Parties:**

**Direct- THREE LAKES HOMEOWNERS ASSOCIATION**  
**Indirect- PMI BLUEBONNET REALTY**

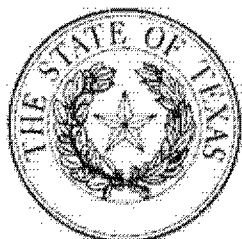
**Receipt Number: 184975**

**Processed By: Christie Wakefield**

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**\*\*\*THIS PAGE IS PART OF THE INSTRUMENT\*\*\***

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**MANAGEMENT CERTIFICATE FOR  
THREE LAKES RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

**THE STATE OF TEXAS**

**COUNTY OF LEON**

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Three Lakes Ranch Property Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** Three Lakes Ranch
- 2) **Name of the Association:** Three Lakes Ranch Property Owners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Plat of Three Lakes Ranch, according to the map or plat thereof, recorded in Volume 01881, Page 573, Instrument No. 450764, of the Map and Plat Records of Leon County, Texas.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**

**Three Lakes Ranch POA**  
c/o PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606  
[www.threelakesranchpoa.com](http://www.threelakesranchpoa.com)
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**

**PMI Bluebonnet Realty**  
405 Main Street  
Blanco, TX 78606  
830-302-4738  
[admin@pmibluebonnetrealty.com](mailto:admin@pmibluebonnetrealty.com)
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.
- 8) **Fee(s) related to Property Transfer:**
  - Management Transfer Fee - \$275.00

This Management Certificate is effective as of the 26 day of June 2024.

THREE LAKES RANCH PROPERTY OWNERS'  
ASSOCIATION, INC.

A Texas nonprofit corporation

By: Steven Poer

Name: Steven Poer

Title: Community Manager and Agent for POA

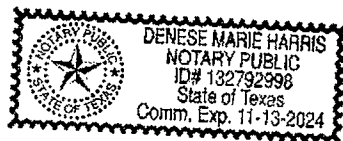
THE STATE OF TEXAS

COUNTY OF Blanco

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### CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Three Lakes Ranch Property Owners' Association, Inc. on this the 26<sup>th</sup> day of June 2024, to certify which witness my hand and seal of office.



Denese M. Harris  
NOTARY PUBLIC, STATE OF TEXAS

### AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606

## EXHIBIT "A"

LEON INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 450764	5/9/2022	Plat
Document No. 450766	5/9/2022	Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Three Lakes Ranch Subdivision
Document No. 451128	05/20/2022	Records Production and Copying Policy
Document No. 451129	05/20/2022	Records Retention Policy
Document No. 451130	05/20/2022	Payment Plan Policy
Document No. 451131	05/20/2022	Procurement Policy
Document No. 451132	05/20/2022	Bylaws
Document No. 451123	05/20/2022	First Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Three Lakes Ranch Subdivision to Amend Restrictions on Garages and Access to FM 811
Document No. 451567	06/06/2022	Replat
Document No. 451883	06/16/2022	Second Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Three Lakes Ranch Subdivision to Amend the Definitions of Plat and Subdivision
Document No. 466239	02/20/2024	Resolution Adopting Fines and Enforcement Policy for Three Lakes Ranch Property Owners' Association, Inc.
Document No. 469821	06/26/2024	Certified Resolution of the Board of Directors of Three Lakes Property Owners' Association, Inc.