

VG-85-2024-95197

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 95197

Real Property

CERTIFICATE

Recorded On: January 09, 2024 10:39 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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:

Instrument Number: 95197
Receipt Number: 20240109000027
Recorded Date/Time: January 09, 2024 10:39 AM
User: Gerald B
Station: Recording01

Record and Return To:

SHELBY GEHOVAK



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed
hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
AMENDED
DEER FOREST PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF WALKER §

1. Name of Subdivision: Deer Forest Subdivision
2. Name of Homeowners Association: Deer Forest Property Owners Association, Inc.
3. Recording Data for Subdivision: Volume 7, Pages 74-A, 75-B of the Map and Plat
Records of the County Clerk of Walker County,
Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Deer Forest Property Owners Association, Inc.,
P.O. Box 219, New Waverly, Texas 77358
6. The Association's designated representative is: Deborah Onstott, Onstott Consulting, LLC
7. Contact information for the Association's designated representative is: P.O. Box 465,
Paulden, AZ 86334; Telephone No. 928-713-0289 Email: d.onstott@pattenco.com and
Website: www.engage.goenumerate.com/s/deerforestpoa/
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 Walker County Clerk as set forth on Exhibit "A".
9. Resale Transfer Fee: \$175.00 payable to Deer Forest Property Owners Association, Inc.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Deer Forest Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.

**DEER FOREST PROPERTY OWNERS
ASSOCIATION, INC.**

By: 
Renee Howes, President

THE STATE OF Texas
COUNTY OF Montgomery

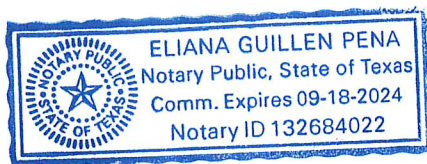
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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Renee Howes 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 she is the President of Deer Forest Property Owners Association, Inc. and that by authority duly given and as the act of Deer Forest Property Owners Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 3rd day of January
~~2023.~~ 2024

Eli Guillen
Notary Public in and for The State of Texas



AFTER RECORDING, RETURN TO:

Deer Forest Property Owners Association, Inc.
P.O. Box 219
New Waverly, Texas 77358

EXHIBIT "A"

Deer Forest, a subdivision located in Walker County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Deer Forest Property Owners Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Walker County, Texas, as follows:

DATE RECORDED	INSTRUMENT NO.	DOCUMENT
May 18, 2021	68401	Articles of Incorporation of Deer Forest Property Owners Association, Inc.
May 19, 2021	68416	Bylaws Of Deer Forest Property Owners Association, Inc., A Nonprofit Corporation
May 26, 2021	68706	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Deer Forest Subdivision
May 26, 2021	68707	Deer Forest Site and Building Requirements
July 15, 2021	70390	Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Deer Forest Subdivision
July 15, 2021	70391	Deer Forest Amended Site and Building Requirements
January 9, 2024. 2023	<u>95192</u>	Resolution Of The Board Of Directors Of Deer Forest Property Owners Association, Inc. Adopting an Amended Records Production And Copying Policy
January 9, 2024 2023	<u>95193</u>	Resolution Of The Board Of Directors Of Deer Forest Property Owners Association, Inc. Adopting an Amended Records Retention Policy

January 9, ²⁰²⁴ 2023	<u>95194</u>	Resolution Of The Board Of Directors Of Deer Forest Property Owners Association, Inc. Adopting an Amended Payment Plan Policy
January 9, ²⁰²⁴ 2023	<u>95195</u>	Resolution Of The Board Of Directors Of Deer Forest Property Owners Association, Inc. Regarding Procurement Policy
January 9, ²⁰²⁴ 2023	<u>95196</u>	Resolution Of The Board Of Directors Of Deer Forest Property Owners Association, Inc. Regarding Fine and Enforcement Policy