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

Document Number: 2026-0013980 -
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: RANCHES AT STAR HOLLOW PROPERTY OA INC

Pages: 4

Recorded On: 10/05/2026 11:24 AM

This page is a permanent part of the document.
Do Not Destroy

Recorded On:	10/05/2026 11:24 AM	**Notes:**
Document Number:	2026-0013980	
Receipt Number:	R2614779	
Amount:	$23.00	
Recorded By:	Traci Smith	

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

Christine C. Leftwich
County Clerk
Hood County, Texas

Return To: In Office

THE PROPERTY CENTER

MANAGEMENT CERTIFICATE

THE STATE OF TEXAS)(

COUNTY OF HOOD)(

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, The Ranches At Star Hollow Property Owners' Association Inc., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is The Ranches At Star Hollow.
2. The name of the association is The Ranches At Star Hollow Property Owners' Association Inc., a Texas nonprofit corporation.
3. The recording data in the Plat Records of Hood County, Texas for the plat subdivision is:

Plat Record	Document No. P-939
Plat Record	Document No. P-1001

4. The recording data for the Declaration of Covenants, Conditions, and Restrictions for The Ranches At Star Hollow Property Owners' Association Inc. in the Official Public Records, Hood County, Texas, are:

Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens, for The Ranches At Star Hollow Property Owners' Association	Document No. 2023-0010465
Bylaws of The Ranches At Star Hollow Property Owners' Association	Document No. 2023-0010470
The Ranches At Star Hollow Property Owners' Association Procurement Policy	Document No. 2023-0010469

5. The following is a list of the amendments to the Declaration of Covenants, Conditions, and Restrictions for The Ranches At Star Hollow Property Owners' Association Inc. recorded in the Official Public Records of Hood County, Texas:

Resolution of The Board of Directros of The Ranches At Star Hollow Property Owners' Association Regarding Fine and Enforcement Policy	Document No. 2023-0010471

6. The Mailing address for the association is as follows:

   The Ranches At Star Hollow Property Owners' Association, Inc
   510 W. Pearl Street Ste.100
   Granbury, Texas 76048

7. The name and address of the Managing Agent for The Ranches At Star Hollow Property Owners' Association Inc., is:
   TX-POA Management, LLC d/b/a The Property Center Real Estate Services, LLC
   James Mathis
   510 West Pearl Street Ste. 100
   Granbury, TX 76048
   817-579-0056
   chrism@thepropertycenter.com

8. The web address where the Declaration of Covenants, Conditions, and Restrictions for The Ranches At Star Hollow Property Owners' Association, Inc are posted is https://www.townsq.io.

9. The resale fee is $375 and the transfer fee is $500.

EXECUTED as of October 1st, 2026.

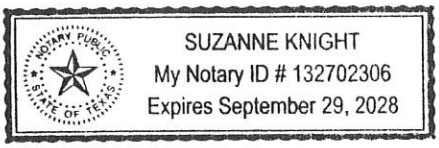
TX-POA Management, LLC d/b/a The Property Center Real Estate Services, LLC, Managing Agent for:

The Ranches At Star Hollow Property Owners' Association, Inc., a Texas Nonprofit Corporation.

By: _____
Name: James Mathis
Title: Community Association Assistant
The Property Center (Managing Agent of The Ranches at Star Hollow)

FILED
OCT 05 2026
County Clerk, Hood County, TX

FILED
OCT 01 2026
County Clerk, Hood County, TX



THE STATE OF TEXAS)(

COUNTY OF HOOD)(

This instrument was acknowledged before me on this the 1st day of October, 2026, by James Mathis, a Managing agent of The Ranches At Star Hollow Property Owners' Association, Inc., a Texas Nonprofit Corporation, by way of The Property Center.

Suzanne Knight

Notary Public, State of Texas