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CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Document No. 2023-00576
CERTIFICATE

Parties: PROPERTY OWNERS ASSOCIATION
to
THE PUBLIC

FILED AND RECORDED
REAL RECORDS

On: 02/06/2023 at 11:36 AM

Document Number: 2023-00576
Receipt No. 121702
Amount: \$38.00

By: cwhite
Gwinda Jones, County Clerk
Erath County, Texas

5 Pages



STATE OF TEXAS
County of Erath

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Erath County.

Gwinda Jones, County Clerk

A handwritten signature in cursive script, appearing to read "Gwinda Jones", is written over a horizontal line.

Record and Return To:
PROPERTY OWNERS ASSOC OF MOUNTAIN LAKES RANCH
PO BOX 189

BLUFF DALE, TX 76433



PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PROPERTY OWNERS' ASSOCIATION OF MOUNTAIN LAKES RANCH

THE STATE OF TEXAS §
§
COUNTY OF ERATH §

The undersigned, being the Managing Agent of the Property Owners Association of Mountain Lakes Ranch, a non-profit corporation (the "**Association**") 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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Mountain Lakes Ranch.
2. Name of Association: The name of the Association is Property Owners Association of Mountain Lakes Ranch.
3. Recording Data for the Subdivision:
 - a. Mountain Lakes, Section One (1), a subdivision in Erath County, Texas according to the map or plat thereof recorded in Cabinet A, Slides 307-308 of the Plat Records of Erath County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Mountain Lakes, Section Two (2), a subdivision in Erath County, Texas according to the map or plat thereof recorded in Cabinet A, Slide 317 of the Plat Records of Erath County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Mountain Lakes, Section Three (3), a subdivision in Erath County, Texas according to the map or plat thereof recorded in Cabinet A, Slide 331 of the Plat Records of Erath County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Mountain Lakes, Section Four (4), Phase I, a subdivision in Erath County, Texas according to the map or plat thereof recorded in Cabinet A, Slide 364 of the Plat Records of Erath County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Mountain Lakes, Section Four (4), Phase Two (2), a subdivision in Erath County, Texas according to the map or plat thereof recorded in Cabinet A, Slide 364 of the Plat Records of Erath County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration*:

a. Documents:

1. Declaration of Covenants, Conditions and Restrictions Mountain Lakes Section One.
2. Declaration of Covenants, Conditions and Restrictions Mountain Lakes Section Two.
3. First Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Two.
4. Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Three.
5. Amendment to the Declaration of Covenants, Conditions, and Restrictions for Mountain Lakes Section Three
6. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Ranch Section Three
7. Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Four, Phase One.
8. First Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Four, Phase One.
9. Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Four, Phase Two.
10. First Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Four, Phase Two.

b. Recording Information:

1. Volume 1005, Page 284, *etseq.* of the Official Public Records of Real Property of Erath County, Texas.
2. Volume 1025, Page 664, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
3. Volume 1216, Page 401, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
4. Volume 1064, Page 507, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
5. Volume 1072, Page 067, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
6. Volume 1216, Page 408, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
7. Volume 1084, Page 622, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
8. Volume 1216, Page 415, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
9. Volume 1216, Page 420, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
10. Volume 1145, Page 759, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.

5. Name and Mailing: Address of the Association: The name and mailing address of the Association is
Property Owners Association of Mountain Lakes Ranch
PO Box 189
Bluff Dale, TX 76433
6. The Contract Information for the Association's Designated Representative: The contact information of the designated representative to of the Association is:
Baker Management Company
PO Box 189
Bluff Dale, TX 76433
Abaker.bmc@gmail.com
7. The Association's Dedicatory Instruments are available to members online at:
Mountainlakestx.com
8. The Amount and Description of the Fees and Other Charges charged by the Association in Connection with Property Transfer:

Description	Fee
Resale Certificate - Routine	\$350.00
Resale Certificate - Same Day Same Day Expediting Fee	\$350.00 \$50.00
Resale Certificate – Updated Processing Fee	\$75.00 \$25.00
Refinance Certificate	\$100.00
Transfer Fee	\$100.00

Resale Certificates are requested via email to abaker.bmc@gmail.com

Executed on this ____ day of February, 2023.

PROPERTY OWNERS ASSOCIATION of
MOUNTAIN LAKES RANCH

By: Baker Management Company
Managing Agent

By: 

Printed: STEVEN D. BAKER

Its: MANAGER

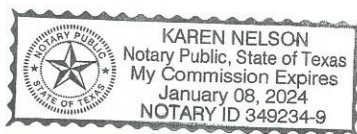
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or other to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS

COUNTY OF ERATH

BEFORE ME, the undersigned notary public, on this 6th day of February, 2023

Personally appeared Steven Baker. Community Manager of Baker Management Company, Managing Agent of the Property Owners Association of Mountain Lakes Ranch, known to me to be the person whose name is subscribed to in the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas