

Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2022-00007504

As

Recorded On: 04/21/2022 11:23 AM Recordings - Land

Parties: CHAMPION RANCH PROPERTY OWNERS ASSOCIATION INC

To: PUBLIC

Number of Pages: 4 Pages

Comment:

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(Parties listed above are for Clerks reference only)

**\*\*Examined and Charged as Follows:\*\***

Total Recording: 34.00

**File Information:**

Document Number: 2022-00007504

Receipt Number: 2022-07964

Recorded Date/Time: 04/21/2022 11:23 AM

Recorded By: Janice Hankins

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\*\*\*\*\*DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded  
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk  
Henderson County, Texas

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**Record and Return To:**

LADD & THIGPEN PC  
223 S BONNER AVE

TYLER, TX 75702



## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

1. NAME OF SUBDIVISION: Champion Ranch Property Owners Association, Inc.
2. NAME AND ADDRESS OF ASSOCIATION: Champion Ranch Property Owners Association, Inc.  
14185 Dallas Parkway, Suite 1150  
Dallas, Texas 75254
3. RECORDING DATA FOR SUBDIVISION: Plat Instrument 2371 & 2372, Plat Records of Henderson County, Texas
4. RECORDING DATA FOR ASSOCIATION DECLARATION:
  - NAME OF INSTRUMENT: Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Champion Ranch, Phase 1
  - RECORDING INFORMATION: HCC 2016-00004966, being 7 pages, filed in the Real Property Records of Henderson County, Texas, together with any other filings of records (if any)
  - NAME OF INSTRUMENT: Amended and Restated Declaration of Covenants, Conditions and Restrictions Champion Ranch
  - RECORDING INFORMATION: HCC 2016-00016561, being 19 pages, filed in the Real Property Records of Henderson County, Texas, together with any other filings of records (if any)
  - NAME OF INSTRUMENT: Amended and Restated Bylaws of Champion Ranch Property Owners Association a Nonprofit Corporation
  - RECORDING INFORMATION: HCC 2020-00012895, being 10 pages, filed in the Real Property Records of Henderson County, Texas, together with any other filings of records (if any)
  - NAME OF INSTRUMENT: Resolution Adopting Rules and Regulations Relating to Livestock
  - RECORDING INFORMATION: HCC 2020-00012894, being 3 pages, filed in the Real Property Records of Henderson County,

Texas, together with any other filings of records (if any)

NAME OF INSTRUMENT:

First Amendment to Amended and Restated Bylaws of Champion Ranch Property Owners Association a Nonprofit Corporation

RECORDING INFORMATION:

HCC 2020-00013287, being 4 pages, filed in the Real Property Records of Henderson County, Texas, together with any other filings of records (if any)

NAME OF INSTRUMENT:

First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions Champion Ranch

RECORDING INFORMATION:

HCC 2021-00009983, being 6 pages, filed in the Real Property Records of Henderson County, Texas, together with any other filings of records (if any)

NAME OF INSTRUMENT:

Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions - Champion Ranch

RECORDING INFORMATION:

HCC 2022-00004814, being 5 pages, filed in the Real Property Records of Henderson County, Texas, together with any other filings of records (if any)

5. MAILING ADDRESS OF THE ASSOCIATION, OR NAME AND MAILING ADDRESS OF THE PERSON OR ENTITY MANAGING THE ASSOCIATION:

Champion Ranch Property Owners Association, Inc.  
14185 Dallas Parkway, Suite 1150  
Dallas, Texas 75254

6. OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

Prospective purchasers are advised to independently examine the Declarations, By-Laws, and all other dedicatory instruments 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.

Signed this 25 day of March, 2022.

Champion Ranch Property Owners Association,  
Inc.

By: [Signature]  
Printed Name: Monty Bennett  
President

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 25<sup>th</sup> day of March 2022, by  
Monty Bennett, duly authorized agent for Champion Ranch Property Owners  
Association, Inc. on behalf of said association.



Dina Mai Bortell  
Notary Public in and for the State of Texas  
My Commission Expires: 9-3-2024