

Document No. 2021-08459

CERTIFICATE

Parties: RANCHES AT DEER CROSSING
to
THE PUBLIC

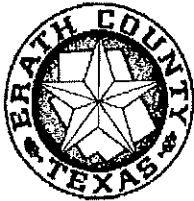
FILED AND RECORDED
REAL RECORDS

On: 10/29/2021 at 02:20 PM

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

4 Pages



STATE OF TEXAS
County of Erath

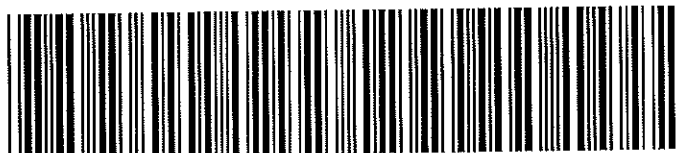
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Erath County.

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:
RANCHES AT DEER CROSSING
110 I-20 FRONTAGE RD STE 120

WEATHERFORD, TX 76086



PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

THE RANCHES AT DEER CROSSING PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS

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COUNTY OF ERATH

COUNTY OF COMANCHE

1. Name of Subdivision: The Ranches at Deer Crossing Subdivision
2. Name of Homeowners Association: The Ranches at Deer Crossing Property Owners' Association, Inc.
3. Recording Data for Subdivision: 526.87 acres as described in the Declarations and by plat filed in Volume B, Pages 79 – 80 of the Map and Plat Records of the County Clerk of Comanche County, Texas as further described in the Declarations.
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: The Ranches at Deer Crossing Property Owners' Association, 110 W. Interstate 20, Frontage Road, Suite 120, Weatherford, Texas 76086.
6. Contact information for the Association is: Telephone No. (800) 710-0977 and Email: cdubics@nlpllc.com and website: deercrossing@nationallandpartners.com
7. The association's designated representative is: Monte Magness
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 Erath County Clerk as set forth on Exhibit A.

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

**THE RANCHES AT DEER CROSSING
PROPERTY OWNERS' ASSOCIATION, INC.**

By: _____

Monte Magness, President

THE STATE OF TEXAS

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COUNTY OF

Parker

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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness 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 he is the President of The Ranches at Deer Crossing Property Owners' Association, Inc. and that by authority duly given and as the act of The Ranches at Deer Crossing Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this 27 day of October 2021.

Carla

Notary Public in and for The State of Texas



AFTER RECORDING, RETURN TO:

The Ranches at Deer Crossing Property Owners' Association, Inc.
110 W. Interstate 20, Frontage Road, Suite 120
Weatherford, Texas 76086

EXHIBIT "A"

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

DATE RECORDED	ERATH COUNTY CLERK'S FILE NO.	DOCUMENT
<u>10-29</u> , 2021	<u>2021-08453</u>	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Deer Crossing Subdivision
<u>10-29</u> , 2021	<u>2021-08456</u>	Resolution of the Board of Directors of The Ranches at Deer Crossing Property Owners' Association, Inc. Regarding Records Production and Copying Policy
<u>10-29</u> , 2021	<u>2021-08455</u>	Resolution of the Board Of Directors of The Ranches at Deer Crossing Property Owners' Association, Inc. Regarding Records Retention Policy
<u>10-29</u> , 2021	<u>2021-08454</u>	Resolution of the Board of Directors of The Ranches at Deer Crossing Property Owners' Association, Inc. Regarding Payment Plan Policy
<u>10-29</u> , 2021	<u>2021-08457</u>	Resolution of the Board of Directors of The Ranches at Deer Crossing Property Owners' Association, Inc. Regarding Procurement Policy
<u>10-29</u> , 2021	<u>2021-08458</u>	Bylaws of The Ranches at Deer Crossing Property Owners' Association, Inc., A Nonprofit Corporation