

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2025-00014898

As

Recorded On: 10/17/2025 12:17 PM Recordings - Land

Parties: KEY RANCH ESTATES

To: PUBLIC

Number of Pages: 4 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 33.00

File Information:

Document Number: 2025-00014898

Receipt Number: 2025-17539

Recorded Date/Time: 10/17/2025 12:17 PM

Recorded By: Janice Hankins

*****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



Mary Margaret Wright

County Clerk
Henderson County, Texas

Record and Return To:

KEY RANCH ESTATES
324 LAZY CAIN RANCH RD

TRINIDAD, TX 75163



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
KEY RANCH ESTATES**

**STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HENDERSON §**

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners' Association Management Certificate for **Key Ranch Estates Property Owners Association**.

1. The name of the subdivision is Key Ranch Estates.
2. The name of the association is Key Ranch Estates Property Owners Association.
3. The recording data for the subdivision is as follows:

Key Ranch Estates Section #1, according to the plat recorded at Cabinet A, slide 313, plat records of Henderson County, Texas.

Key Ranch Estates Section #2, according to the plat recorded at Cabinet A slide 347, plat records of Henderson County, Texas.

Key Ranch Estates Section #3, according to the plat recorded at Cabinet C, slide 14, plat records of Henderson County, Texas.

4. The recording data for the declaration and any amendments to the declaration:

Key Ranch Estates Subdivision Restrictions as Amended February 10, 1981, recorded on or about March 11, 1981, in Volume 938, Page 691, Deed Records of Henderson County, Texas.

5. The Second Amended Bylaws of Key Ranch Estates Property Owners Association were recorded in the official Public Record of Real Property of Henderson County, Texas as on or about May 26, 2022, as document number 2022-00010028.

6. The name, address and email address of the association is:

Key Ranch Estates Property Owners Association
324 Lazy Cane Ranch Rd.
Trinidad, TX 75163
info@keyranchpoa.com

7. The name, address, telephone number and email address of the person managing the association or the association's designated representative is:

Marcella McKinney, President, Key Ranch Estates Property Owners Association
324 Lazy Cane Ranch Rd.
Trinidad, TX 75163
903-778-5220
neighvmom@yahoo.com

Brenda Nielsen, Secretary/Treasurer, Key Ranch Estates Property Owners Association
324 Lazy Cane Ranch Rd.
Trinidad, TX 75163
719-231-4610
brendajnielsen@msn.com

8. The website address on any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

www.keyranchpoa.com

9. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$300
Updated Resale Certificate Fee	\$ 75
Transfer Fee	\$300

IN WITNESS THEREOF, this Property Owners' Association Management Certificate is hereby executed by its duly authorized agent on this 17th day of October, 2025.

Key Ranch Estates Property Owners Association,
A Texas non-profit corporation.

By: Brenda Nielsen

Printed Name: Brenda Nielsen

Title: Secretary/Treasurer

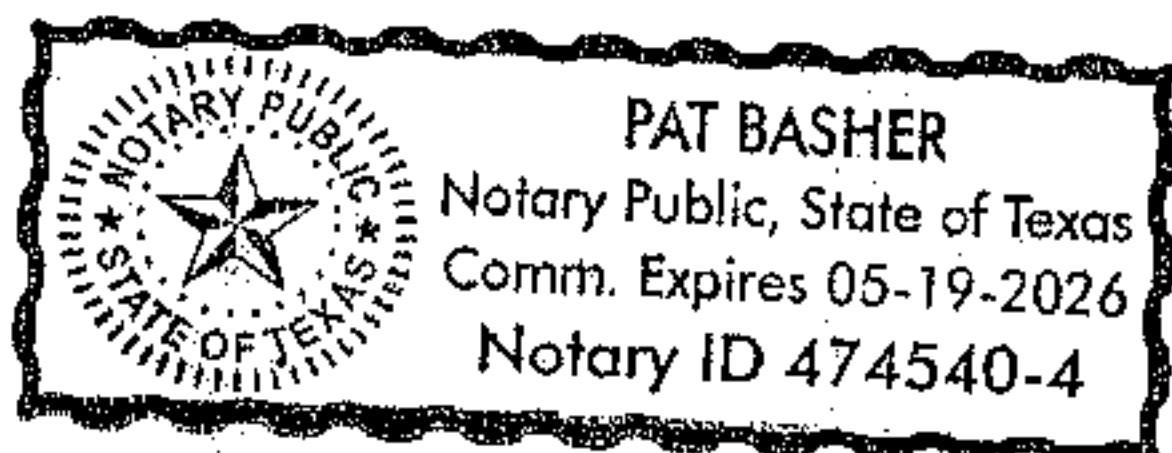
ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HENDERSON §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, personally appeared Brenda Nielsen,
(Name) (Title)

of **KEY RANCH ESTATES PROPERTY OWNERS' ASSOCIATION**, a Texas nonprofit corporation, and acknowledged that (s)he executed the foregoing document on behalf of said company.

October SUBSCRIBED AND SWORN TO BEFORE ME on this 17 day of October, 2025.



Pat Basher

Notary Public in and for
the State of Texas

My Commission Expires: 5/19/2026