

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

Document Number: 2025-0005305 -
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: SANCTUARY OAKS WEST PROPERTY OWNERS ASSOCIATION

Pages: 4

Recorded On: 04/22/2025 10:24 AM

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Recorded On:	04/22/2025 10:24 AM	Notes:
Document Number:	2025-0005305	
Receipt Number:	R255589	
Amount:	\$23.00	
Recorded By:	Christine Ledermann	

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
ERNEST PATE



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
SECOND AMENDED
SANCTUARY OAKS WEST PROPERTY OWNERS' ASSOCIATION, INC.**

STATE OF TEXAS

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COUNTY OF HOOD

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1. Name of Subdivision: Sanctuary Oaks West Subdivision
2. Name of Homeowners Association: Sanctuary Oaks West Property Owners' Association, Inc.
3. Recording Data for Subdivision: 363.813 acres in Hood County, Texas as further described in the Declaration and the Supplemental Declaration.
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Sanctuary Oaks West 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: cboven@nlpllc.com and Website: www.sanctuaryoakswestpoa.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 Hood County Clerk as set forth on Exhibit A.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Sanctuary Oaks West Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.

**SANCTUARY OAKS WEST PROPERTY
OWNERS' ASSOCIATION, INC.**

By: _____

Monte Magness, President

THE STATE OF TEXAS

COUNTY OF

Parker

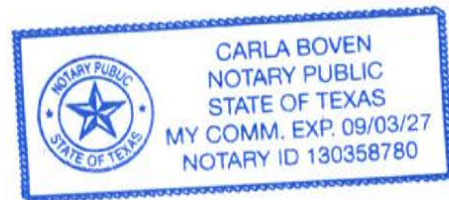
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CERTIFICATE OF ACKNOWLEDGMENT

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 Sanctuary Oaks West Property Owners' Association, Inc. and that by authority duly given and as the act of Sanctuary Oaks West Property Owners' Association, Inc executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 21 day of April
2024. 2025^{co}

Carla Boven
Notary Public in and for The State of Texas



FILED

APR 22 2025

AFTER RECORDING, RETURN TO:

Sanctuary Oaks West Property Owners' Association, Inc.
110 W. Interstate 20, Frontage Road, Suite 120
Weatherford, Texas 76086

GR
County Clerk, Hood County, TX

EXHIBIT "A"

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

DATE RECORDED	CLERK'S FILE NO.	DOCUMENT
November 6, 2024	2024-0014970	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Sanctuary Oaks West Subdivision
November 6, 2024	2024-0014977	Resolution of the Board of Directors of Sanctuary Oaks West Property Owners' Association, Inc. Regarding Records Production and Copying Policy
November 6, 2024	2024-0014973	Resolution of the Board Of Directors of Sanctuary Oaks West Property Owners' Association, Inc. Regarding Records Retention Policy
November 6, 2024	2024-0014971	Resolution of the Board of Directors of Sanctuary Oaks West Property Owners' Association, Inc. Regarding Payment Plan Policy
November 6, 2024	2024-0014976	Resolution of the Board of Directors of Sanctuary Oaks West Property Owners' Association, Inc. Regarding Procurement Policy
November 6, 2024	2024-0014972	Resolution of the Board of Directors of Sanctuary Oaks West Property Owners' Association, Inc. Regarding Fine and Enforcement Policy
November 7, 2024	2024-0015040	Bylaws of Sanctuary Oaks West Property Owners' Association, Inc., A Nonprofit Corporation
<u>APRIL 22,</u> 2025	2025- <u>0005304</u>	Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Sanctuary Oaks West Subdivision to Annex Property – Phase 2