

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

Document Number: 2023-0001006 -  
Filed and Recorded - Real Records

**CERTIFICATE OF OWNERS ASSOCIATION**

Grantor: SPANISH TRAIL POA

Pages: 4

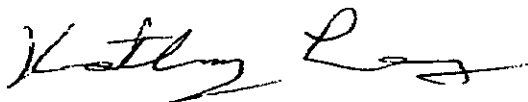
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<b>Recorded On:</b>	01/25/2023 03:57 PM	<b>Notes:</b>     
<b>Document Number:</b>	2023-0001006	
<b>Receipt Number:</b>	R231116	
<b>Amount:</b>	\$29.00	
<b>Recorded By:</b>	Becky Coslett	

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**



Katie Lang  
County Clerk  
Hood County, Texas



**Return To: In Office**  
**JOHN COWDEN**



**MANAGEMENT CERTIFICATE FOR**  
**THE SPANISH TRAIL PROPERTY OWNERS ASSOCIATION**

STATE OF TEXAS                   §  
  §  
COUNTY OF HOOD               §

I, John Cowden, Treasurer of the Spanish Trail Property Owners Association (hereafter referred to as "Association"), a Texas non-profit corporation, submit the following Management Certificate.

1.   Name Of Subdivision: Spanish Trail Subdivision and Spanish Trail West Subdivision, Hood County, Texas

2.   Name Of Association: Spanish Trail Property Owners Association, a Texas non-profit corporation

3.   Recording Data For The Subdivision:

The "Plat of Spanish Trail Subdivision" recorded in Volume 138, Page 419, "Plat of Spanish Trail – West Addition" recorded as Slide A-222 and "Final Plat Showing Lots 1A Through 6A, Block 1, Spanish Trail Addition" recorded as Slide A-385-A as reflected in the Deed Records of Hood County, Texas, and as they may be amended from time to time.

4.   Recording Data For The Dedicatory Instruments:

Certificate of Formation of the Spanish Trail Property Owners Association filed with the Texas Secretary of State on August 9, 1968 as Filing Number 0025029701.

"Declaration of Covenants and Restrictions" recorded in Volume 145, Page 427 of the Official Public Records of Hood County, Texas.

Covenants, Conditions, and Restrictions recorded in Volume 204, Page 242 of the Official Public Records of Hood County, Texas.

Agreement recorded in Volume 101, Page 799 of the Official Public Records of Hood County, Texas.

"Spanish Trail-West Addition Supplemental Declaration of Covenants and Restrictions" recorded in Volume 1010, Page 800 of the Official Public Records of Hood County, Texas.

"Modification of Building Line Restrictions" recorded in Volume 1017, Page 649 of the Official Public Records of Hood County, Texas.

Agreement recorded in Volume 1097, Page 176 of the Official Public Records of Hood County, Texas.

"Dedicator's Approval of Subdivision of Lots" recorded in Volume 1112, Page 358 of the Official Public Records of Hood County, Texas.

"Declaration of Restriction" recorded in Volume 1258, Page 136 of the Official Public Records of Hood County, Texas.

"Declaration of Restrictions and Covenants Lot1A Through 6A, Block 1, Spanish Trail Addition, Hood County, Texas" recorded in Volume 1498, Page 9 of the Official Public Records of Hood County, Texas.

"Amendment to Restrictions and Covenants of Spanish Trail and Spanish Trail-West Additions in Hood County, Texas" recorded in Volume 2092, Page 0494 of the Official Public Records of Hood County, Texas.

"Affidavit of Fact" recorded in Volume 2175, Page 0994 of the Official Public Records of Hood County, Texas.

"Amendment To Restrictions and Covenants of Spanish Trail and Spanish Trail West, Additions to Hood County, Texas" recorded in Volume 2092, Page 0949 of the Official Public Records of Hood County, Texas.

Spanish Trail Property Owners Association's Alternative Payment Schedule recorded as Document Number 2022-0016678 of the Official Public Records of Hood County, Texas.

Spanish Trail Property Owners Association's Assessment Collection Policy recorded as Document Number 2022-0016581 of the Official Public Records of Hood County, Texas.

Spanish Trail Property Owners Association's Records Production and Copying Policy recorded as Document Number 2022-0016580 of the Official Public Records of Hood County, Texas.

Spanish Trail Property Owners Association's Document Retention Policy recorded as Document Number 2022-0016677 of the Official Public Records of Hood County, Texas.

5. Name And Mailing Address Of The Association:  
Spanish Trail Property Owners Association  
P.O. Box 4  
Granbury, TX 76048

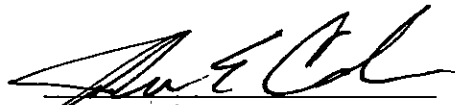
6. Name, Mailing Address, Telephone Number, And Email Address Of The Association's Designated Representative:  
John Cowden  
P.O. Box 4  
Granbury, TX 76048  
(817) 219-2126  
actionsv@itexas.net
7. Website Address:  
<https://www.spanishtrailpoa.com/home>
8. Transfer And Resale Certificate Fees:  
Transfer Fee: None  
Resale Certificate Fee: None
9. Other Information The Association Considers Appropriate:  
None

*Note: This Management Certificate does not claim to identify all publically recorded documents of the Association.*

#### CERTIFICATION

"I, the undersigned, being the Treasurer of the Spanish Trail Property Owners Association, hereby certifies that this Management Certificate is effective as of ~~November 24, 2022~~ <sup>January 24, 2023</sup>."

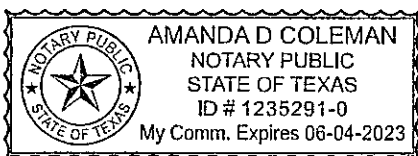
Spanish Trail Property Owners Association,  
a Texas nonprofit corporation,

  
John Cowden, Treasurer

STATE OF TEXAS )

COUNTY OF HOOD )

This instrument was acknowledged before me on ~~November 24, 2022~~ <sup>January 24, 2023</sup>, by John Cowden, Treasurer of the Spanish Trail Property Owners Association, a Texas nonprofit corporation, on behalf of said nonprofit corporation.



  
Notary Public, State of Texas