

\*VG-85-2024-96635\*

Walker County  
Kari A. French  
Walker County Clerk

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Instrument Number: 96635

Real Property

CERTIFICATE

Recorded On: March 05, 2024 10:09 AM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$37.00

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\*\*\*\*\* 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.

**File Information:**

Instrument Number: 96635  
Receipt Number: 20240305000025  
Recorded Date/Time: March 05, 2024 10:09 AM  
User: Gerald B  
Station: Recording01

**Record and Return To:**

SHELBY GEHOVAK



STATE OF TEXAS  
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed  
hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French  
Walker County Clerk  
Walker County, TX

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
AMENDED  
ESTATES OF TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS

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COUNTY OF WALKER

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1. Name of Subdivision: Estates of Texas Grand Ranch Subdivision
2. Name of Homeowners Association: Estates of Texas Grand Ranch Property Owners Association, Inc.
3. Recording Data for Subdivision: Section 1 filed in Volume B, Page 64A & 65B of the Map and Plat Records of the County Clerk of Walker County, Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Estates of Texas Grand Ranch Property Owners Association, P.O. Box 219, New Waverly, Texas 77358
6. The Association's designated representative is: Deborah Onstott, Onstott Consulting, LLC
7. Contact information for the Association's designated representative is: P.O. Box 465, Paulden, AZ 86334; Telephone No. 936-647-6512 Email: d.onstott@pattenco.com Website: www.engage.goenumerate.com/s/EstatesTGRpoa/
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 Walker County Clerk as set forth on Exhibit "A".
9. Resale Transfer Fee: \$175.00 payable to Estates of Texas Grand Ranch Property Owners Association, Inc.

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Estates of Texas Grand Ranch Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.*

**ESTATES OF TEXAS GRAND RANCH  
PROPERTY OWNERS ASSOCIATION, INC.**

By: Renee Howes  
Renee Howes, President

THE STATE OF TEXAS

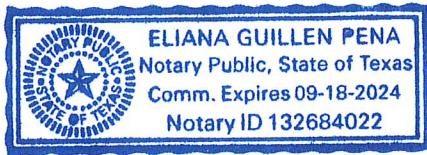
COUNTY OF Montgomery

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**CERTIFICATE OF ACKNOWLEDGMENT**

Before me, the undersigned Notary Public, on this day personally appeared Renee Howes 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 she is the President of Estates of Texas Grand Ranch Property Owners Association, Inc. and that by authority duly given and as the act of Estates of Texas Grand Ranch Property Owners Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 14 day of February 2024.



Eli Guillen  
Notary Public in and for The State of Texas

**AFTER RECORDING, RETURN TO:**

Estates of Texas Grand Ranch Property Owners Association  
P.O. Box 219  
New Waverly, Texas 77358

## EXHIBIT "A"

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

| DATE RECORDED         | INSTRUMENT NO.   | DOCUMENT                                                                                                                                               |
|-----------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>March 5</u> , 2024 | <u>No. 96634</u> | First Amendment to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Estates of Texas Grand Ranch               |
| February 13, 2024     | No. 96075        | Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Estates of Texas Grand Ranch                                      |
| February 13, 2024     | No. 96076        | Estates of Texas grand Ranch Site and Building Requirements                                                                                            |
| February 13, 2024     | No. 96077        | Resolution Of The Board Of Directors Of Estates of Texas Grand Ranch Property Owners Association, Inc. regarding Records Production And Copying Policy |
| February 13, 2024     | No. 96078        | Resolution Of The Board Of Directors Of Estates of Texas Grand Ranch Property Owners Association, Inc. Regarding Records Retention Policy              |
| February 13, 2024     | No. 96079        | Resolution Of The Board Of Directors Of Estates of Texas Grand Ranch Property Owners Association, Inc. regarding Payment Plan Policy                   |
| February 13, 2024     | No. 96080        | Resolution Of The Board Of Directors Of Estates of Texas Grand Ranch Property Owners Association, Inc. Regarding Procurement Policy                    |

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|-------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| February 13, 2024 | No. 96081 | Resolution Of The Board Of Directors Of Estates of Texas Grand Ranch Property Owners Association, Inc. Regarding Fine and Enforcement Policy |
| February 13, 2024 | No. 96082 | Bylaws Of Estates of Texas grand Ranch Property Owners Association, Inc., A Nonprofit Corporation                                            |