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Document No. 2022-06773

CERTIFICATE

Parties: PROPERTY OWNERS ASSOCIATION
to
THE PUBLIC

FILED AND RECORDED
REAL RECORDS
On: 09/27/2022 at 11:14 AM

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

5 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 that reads "Gwinda Jones".

Record and Return To:
BAKER MANAGEMENT COMPANY
PO BOX 189

BLUFF DALE, TX 76433



**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
For
PROPERTY OWNERS ASSOCIATION OF MOUNTAIN LAKES RANCH**

THE STATE OF TEXAS §
 §
COUNTY OF ERATH §

The undersigned, being the Managing Agent of the Property Owners Association of Mountain Lakes Ranch, A non-profit corporation (the "**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.4 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Mountain Lakes Ranch.
2. Name of Association: The name of the Association is Property Owners Association of Mountain Lakes Ranch.
3. Recording Data for the Subdivision:
 - a. Mountain Lakes, Section One (1), a subdivision in Erath County, Texas according to the map or plat thereof recorded in Cabinet A, Slides 307-308 of the Plat Records of Erath County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Mountain Lakes, Section Two (2), a subdivision in Erath County, Texas according to the map or plat thereof recorded in Cabinet A, Slide 317 of the Plat Records of Erath County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Mountain Lakes, Section Three (3), a subdivision in Erath County, Texas according to the map or plat thereof recorded in Cabinet A, Slide 331 of the Plat Records of Erath County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Mountain Lakes, Section Four (4), Phase One (1), a subdivision in Erath County, Texas according to the map or plat thereof recorded in Cabinet A, Slide 344 of the Plat Records of Erath County Texas and all amendments to or replats of said maps or plats, if any.
 - e. Mountain Lakes, Section Four (4), Phase Two (2), a subdivision in Erath County Texas according to the map or plat thereof recorded in Cabinet A, Slide 364 of the plat Records of Erath County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration*:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions Mountain Lakes Section One (1).
- (2) Declaration of Covenants, Conditions and Restrictions Mountain Lakes Section Two (2).
- (3) First Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Two (2).
- (4) First Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Three (3).
- (5) Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Three (3).
- (6) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Three (3).
- (7) Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Four (4), Phase One (1).
- (8) First Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Four (4), Phase One (1).
- (9) Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Four (4), Phase Two (2).
- (10) First Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Lakes Section Four (4), Phase Two (2).

b. Recording Information:

- (1) Volume 1005, Page 284, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
- (2) Volume 1309, Page 225, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
- (3) Volume 1025, Page 664, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
- (4) Volume 1216, Page 401, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
- (5) Volume 1064, Page 507, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
- (6) Volume 1072, Page 067, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
- (7) Volume 1216, Page 408, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
- (8) Volume 1084, Page 622, *etseq.* Of the Official Public Records of

Real Property of Erath County, Texas.

- (9) Volume 1216, Page 415, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
- (10) Volume 1216, Page 420, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.
- (11) Volume 1145, Page 759, *etseq.* Of the Official Public Records of Real Property of Erath County, Texas.

- 5. **Name and Mailing: Address of the Association:** The name and mailing address of the Association is Property Owners Association of Mountain Lakes Ranch
PO Box 189, Bluff Texas 76433
- 6. **The Contact Information for the Association's Designated Representative:** The contact information of the designated representative of the Association is:
Baker Management Company
P.O. Box 189
Bluff Dale, TX 76433
abaker.bmc@gmail.com
- 7. The Association's Dedicatory Instruments are available to members online at:
Mountainlakestx.com
- 8. The Amount and Description of the Fees and Other Charges charged by the Association in Connection with Property Transfer:

Description	Fee
Resale Certificate – Routine	\$350.00
Resale Certificate – Same Day	\$400.00
Resale Certificate – Updated	\$100.00
Refinance Certificate	\$100.00
Transfer Fee	\$100.00

Resale Certificates are requested via email to abaker.bmc@gmail.com

Executed on this 27 day of September, 2022

PROPERTY OWNERS ASSOCIATION of
MOUNTAIN LAKES RANCH

By: Baker Management Company
Managing Agent

By: Anna M Baker

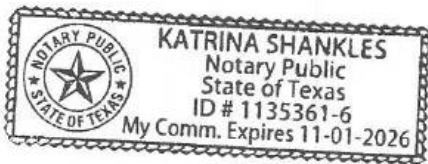
Printed: ANNA M BAKER

Its: MANAGING AGENT

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF ERATH §

BEFORE ME, the undersigned notary public, on this 27 day of September, 2022
Personally appeared Anna Baker. Community Manager of Baker Management
Company, Managing Agent of the Property Owners Association of Mountain Lakes Ranch, known to
me to be the person whose name is subscribed to in the foregoing instrument, and acknowledged
to me that s/he executed the same for the purpose and in the capacity therein expressed.



Katrina Shankles
Notary Public in and for the State of Texas