

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

Document Number: 2015-0007059 -  
Filed and Recorded - Real Records

**CERTIFICATE**

Grantor: COMANCHE COVE OA INC

Pages: 3

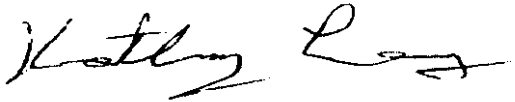
Recorded On: 07/14/2015 01:48 PM

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<b>Recorded On:</b> 07/14/2015 01:48 PM	<b>Notes:</b>
<b>Document Number:</b> 2015-0007059	
<b>Receipt Number:</b> R157660	
<b>Amount:</b> \$25.00	
<b>Recorded By:</b> Kathryn Frost	

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**

COMANCHE COVE OA INC  
3103 PARK DR  
GRANBURY, TX 76048





# Comanche Cove Owners Association

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
(Texas Property Code Section 209.004)**

Name of Subdivision: Comanche Cove Owners Association, Inc.

Subdivision Recording Data: The plats of the Subdivision are recorded in:  
Section A: Vol. 3, Pg. 45;  
Section B: Vol. 1, Pg. 201;  
Section C-1: Vol. Slide A, Pg.150;  
Section C-2: Vol. Slide A, Pg.200;  
Section C-2 additional filing: Vol. Slide A-212-B,  
of the real property records of Hood County, Texas

Declaratory Instrument Recording Data: The Declarations are recorded in:  
Section A: Vol. 252, Pg(s). 214-221;  
Section B: Vol. 285, Pg(s).549-556;  
Section C-1: Vol. 301, Pg(s).754-761;  
Section C-1 Amendment: Vol. 2130, Pg(s).599-603;  
Section C-1 Amendment Correction: Doc# 2014-0011472;  
Section C-2: Vol. 322, Pg(s).411-418;  
Section C-2 additional filing: Vol. 354, Pg(s).483-490,  
of the real property records of Hood County, Texas

The Articles of Incorporation is recorded in  
Instrument number 190-2011-0012648 of the  
real property records of Hood County, Texas.

The Corporate Bylaws are recorded in Vol. 2189, Pg. 95;  
First Amendment: Vol. 2282, Pg. 945;  
Second Amendment: Vol. 2415, Pg. 456;  
Third Amendment: Instrument number 190-2011-0012649;  
of the real property records of Hood County, Texas.

The Alternative Payment Plan Policy is  
recorded in Instrument number 190-2011-0012651  
of the real property records of Hood County, Texas.

The Records Policy is recorded in Instrument number  
190-2011-012650 of the real property records of  
Hood County, Texas.

This Management Certificate supersedes all previous Management Certificate.

Name of Association: Comanche Cove Owners Association, Inc.

Mailing Address of Association: 3103 Park Drive  
Granbury, Texas 76048

Name of Person Managing Association Sue Hoffman, Manager  
Associations Designated Representative

Mailing Address of Manager 3103 Park Drive  
Granbury, Texas 76048

Other Information: The current annual assessment for maintenance and operations is one hundred and five dollars (\$105.00) per lot, per year.

The current road assessment for road repair is fifteen (\$15.00) per lot, per year passed in a vote of the members on April 9, 2011.

The current fee for a new construction building permit is one thousand dollars (\$1,000.00).

The current transfer fee is two hundred dollars (\$200.00) per lot.

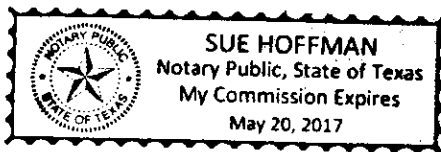
Restriction violation penalties range from one hundred dollars (\$100.00) to five hundred dollars (\$500.00) per each offense depending on the violation.

COMANCHE COVE OWNERS ASSOCIATION, INC.

Ann C. Grasty  
Ann C. Grasty, Secretary/Treasurer

STATE OF TEXAS  
COUNTY OF HOOD

This instrument was acknowledged before me the 14<sup>th</sup> of July, 2015 by Ann C. Grasty, Secretary/Treasurer of Comanche Cove Owners Association, Inc., a nonprofit corporation, on behalf of said corporation.



Sue Hoffman  
Notary Public, State of Texas  
My commission expires:

The undersigned hereby certifies that he is the duly elected and qualified President of Comanche Cove Owners Association, Inc.; that Ann C. Grasty is the duly appointed and qualified Secretary/Treasurer of Comanche Cove Owners Association, Inc.; that the signature above is the genuine signature of Ann C. Grasty, Secretary/Treasurer; and that the foregoing certificate is true and correct.

Ret.  
Comanche Cove Owners Assoc.  
3103 Park Dr.  
Granbury, TX 76048

Linda C. Thacker  
Linda C. Thacker, President