

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

Document Number: 2022-0009677 -
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: COMANCHE COVE OA INC

Pages: 4

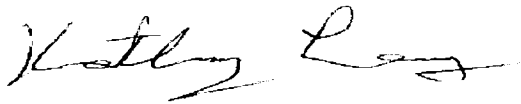
Recorded On: 06/10/2022 03:15 PM

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Recorded On:	06/10/2022 03:15 PM	Notes:
Document Number:	2022-0009677	
Receipt Number:	R229749	
Amount:	\$29.00	
Recorded By:	Simplifile	

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:

THE REID FIRM, PC
1840 ACTON HWY
GRANBURY, TX 76049-6009



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: A-175-B, A-108-A, A-150-A, A-200-A, A-212-B of the Real Property Records of Hood County, Texas.

Declaration Recording Data: The Amended Subdivision Restrictions on and for a portion of the Comanche Cove Subdivision Lots 2 through 399, Block 1, Lots 1 through 113, 118 Through 213, Block 2, and Lots 1 Through 209, Block 3, Section A was recorded on August 4, 1976 in County Clerk's File Number 1976-0004220 of the Real Property Records of Hood County, Texas. The Restrictions on and for a portion of the Comanche Cove Subdivision Section B was recorded on June 28, 1978 in County Clerk's File Number 1978-0004061. The Restrictions on and for a portion of the Comanche Cove Subdivision Block 1, Section C was recorded on May 4, 1979 in County Clerk's File Number 1979-0002677 of the Real Property Records of Hood County, Texas. The First Amendment to Comanche Cove Subdivision Restrictions for Block 1, Section C was recorded on August 11, 2005 in County Clerk's File Number 2005-0014447 of the Real Property Records of Hood County, Texas. The Correction First Amendment to Comanche Cove Subdivision Restrictions for Block 1, Section C was recorded on November 13, 2014 in County Clerk's Fil Number 2014-0011472 of the Real Property Records of Hood County, Texas. The Comanche Cove Restrictions on and for a portion of Block 2, Section C was recorded on June 30, 1980 in County Clerk's File Number 1980-0003528 of the Real Property Records of Hood County, Texas. The Restrictions on and for a portion of the Comanche Cove Subdivision Lots 79 through 118, 120 through 147, 152 through 185, 187 through 228, 514 through 562 and 565 through 613, Block 2, Section C was recorded on March 2, 1982 in County Clerk's File Number 1982-0001415 of the Real Property Records of Hood County, Texas. The Amended Restrictions on and for a portion of the Comanche Cove Subdivision Lots 2 through 399, Block 1, Lots 1 through 113, 118 through 213, Block 2, and lots 1 through 209, Block 3, Section A, Section B, Block 1, Section C was recorded on May 20, 2022 in County Clerk's File Number 2022-0008406 of the Real Property Records of Hood County, Texas. The Amended Restrictions on and for a portion of the Comanche Cove Subdivision

Block 2, Section C was recorded on May 20, 2022 in County Clerk's File Number 2022-0008407 of the Real Property Records of Hood County, Texas.

Name of Association: Comanche Cove Owners Association, Inc.

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

Website of Association: Comanchecove.com

Name of Person Managing Association: Tyra Matthews, Property Manager

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

Telephone Number of Person Managing Association: 817-573-7822

E-mail Address of Person Managing Association: comanchecove@yahoo.com

Property Transfer Fees: The current annual assessment for maintenance and operations is ninety dollars (\$90.00) per lot, per year. Assessments on lots whose owners purchased said lots prior to May 1, 2003 retain a volume discount as follows:

One Lot -\$90.00

Two Lots - \$155.00

Three Lots - \$185.00

Four Lots - \$200.00

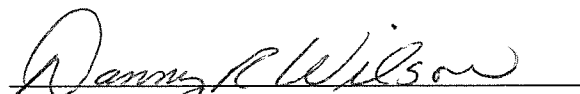
Five or more lots - \$200.00 plus \$10.00 for each lot exceeding four lots

The current road assessment for road repair is fifteen (\$15.00) per lot, per year.

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

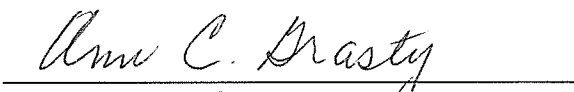
The current transfer fee is two hundred dollars (\$200.00) per lot.

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



Danny Wilson

The undersigned hereby certifies that she is the duly elected and qualified Secretary of Comanche Cove Owners Association, Inc., a nonprofit corporation, that Danny Wilson is the duly appointed and qualified President of Comanche Cove Owners Association, Inc., a nonprofit corporation, that the signature above is Danny Wilson's genuine signature, and that the foregoing certificate is true and correct.

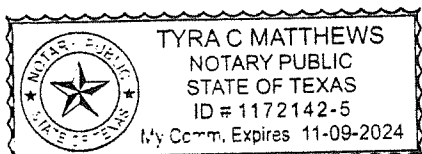


Ann C. Grasty, Secretary

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HOOD §

This instrument was acknowledged before me on June 9, 2022, by Danny Wilson as President of the Comanche Cove Owners Association, Inc., a nonprofit corporation, on behalf of said nonprofit corporation.

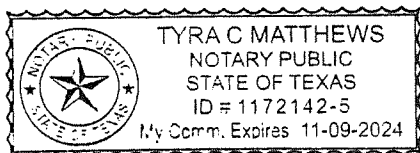




NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF HOOD §

This instrument was acknowledged before me on June 9, 2022, by Ann G. Grasty as Secretary of the Comanche Cove Owners Association, Inc., a nonprofit corporation, on behalf of said nonprofit corporation.





NOTARY PUBLIC, STATE OF TEXAS