

\*\*\*\*DO NOT REMOVE \*\*\*\*\*THIS PAGE IS PART OF THE INSTRUMENT\*\*\*\*\*

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Document No. 2023-05629  
CERTIFICATE

Parties: RANCHES AT STAR HOLLOW  
to  
RANCHES AT STAR HOLLOW

FILED AND RECORDED  
REAL RECORDS

On: 10/06/2023 at 02:04 PM

Document Number: 2023-05629  
Receipt No. 128125  
Amount: \$34.00

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

4 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, appearing to read "Gwinda Jones", is written over a horizontal line.

Record and Return To:  
THE RANCHES AT STAR HOLLOW PROPERTY OWNERS ASSOCIATION INC  
110 W INTERSTATE 20  
FRONTAGE ROAD SUITE 120  
WEATHERFORD, TX 76086



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

**THE RANCHES AT STAR HOLLOW PROPERTY OWNERS' ASSOCIATION, INC.**

**STATE OF TEXAS**

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**COUNTY OF ERATH**

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1. Name of Subdivision: The Ranches at Star Hollow Subdivision
2. Name of Homeowners Association: The Ranches at Star Hollow Property Owners' Association, Inc.
3. Recording Data for Subdivision: Document No. P-939 of the Map and Plat Records of the County Clerk of Hood County, Texas and \_\_\_\_\_ of the Map and Plat Records of the County Clerk of Erath County, Texas and as further described in the Declarations.
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: The Ranches at Star Hollow Property Owners' Association, 110 W. Interstate 20, Frontage Road, Suite 120, Weatherford, Texas 76086.
6. Contact information for the Association is: Telephone No. (800) 710-0977 and Email: cbellah@nlpllc.com and Website: www.ranchesatstarhollowpoa.com
7. The association's designated representative is: Monte Magness
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 Erath County Clerk as set forth on Exhibit A.

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for The Ranches at Star Hollow Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.*

**THE RANCHES AT STAR HOLLOW  
PROPERTY OWNERS' ASSOCIATION,  
INC.**

By:   
Monte Magness, President

THE STATE OF TEXAS

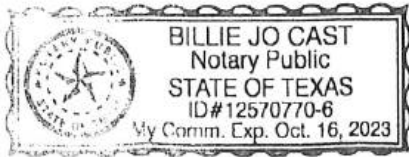
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COUNTY OF Parker

**CERTIFICATE OF ACKNOWLEDGMENT**

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness 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 he is the President of The Ranches at Star Hollow Property Owners' Association, Inc. and that by authority duly given and as the act of The Ranches at Star Hollow Property Owners' Association, Inc executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 23 day of August 2023.



Billie Jo Cast  
Notary Public in and for The State of Texas

**AFTER RECORDING, RETURN TO:**

The Ranches at Star Hollow Property Owners' Association, Inc.  
110 W. Interstate 20, Frontage Road, Suite 120  
Weatherford, Texas 76086

**EXHIBIT "A"**

The Ranches at Star Hollow, a subdivision located in Erath County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Ranches at Star Hollow Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in **Erath County, Texas** as follows:

<b>DATE RECORDED</b>	<b>CLERK'S FILE NO.</b>	<b>DOCUMENT</b>
<u>Sept. 11</u> , 2023	<u>2023-05103</u>	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Star Hollow Subdivision
<u>Sept. 11</u> , 2023	<u>2023-05105</u>	Resolution of the Board of Directors of The Ranches at Star Hollow Property Owners' Association, Inc. Regarding Records Production and Copying Policy
<u>Sept. 11</u> , 2023	<u>2023-05107</u>	Resolution of the Board Of Directors of The Ranches at Star Hollow Property Owners' Association, Inc. Regarding Records Retention Policy
<u>Sept. 14</u> , 2023	<u>2023-05158</u>	Resolution of the Board of Directors of The Ranches at Star Hollow Property Owners' Association, Inc. Regarding Payment Plan Policy
<u>Sept. 11</u> , 2023	<u>2023-05108</u>	Resolution of the Board of Directors of The Ranches at Star Hollow Property Owners' Association, Inc. Regarding Procurement Policy
<u>Sept. 11</u> , 2023	<u>2023-05109</u>	Resolution of the Board of Directors of The Ranches at Star Hollow Property Owners' Association, Inc. Regarding Fine and Enforcement Policy
<u>Sept. 11</u> , 2023	<u>2023-05157</u>	Bylaws of The Ranches at Star Hollow Property Owners' Association, Inc., A Nonprofit Corporation