

Kaufman County  
Laura Hughes  
County Clerk

ORIGINAL

Instrument Number: 2017-0023235

MISCELLANEOUS

Party: CTMGT TRAVIS RANCH LL

Billable Pages: 2  
Number of Pages: 3

FILED AND RECORDED - REAL RECORDS	CLERKS COMMENTS
<b>On:</b> 10/11/2017 at 09:46 AM	E-RECORDING
<b>Document Number:</b> <u>2017-0023235</u>	
<b>Receipt No:</b> <u>17-23380</u>	
<b>Amount:</b> \$ <u>30.00</u>	
<b>Vol/Pg:</b> <u>V:5476 P:192</u>	



STATE OF TEXAS  
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Bobbie Bartlett, Deputy

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.

**Record and Return To:**

ALDS, LP - CAMP BOWIE  
5320 CAMP BOWIE BLVD., SUITE  
FORT WORTH, TX 76107



This updates and replaces any previously recorded management certificate for this subdivision

STATE OF TEXAS  
COUNTY OF KAUFMAN

## **PROPERTY OWNERS MANAGEMENT CERTIFICATE OF TRAVIS RANCH PROPERTY OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") was effective as of January 1, 2013, by Travis Ranch Property Owners Association, Inc., a Texas non-profit corporation (the "Association").

### **WITNESSETH**

WHEREAS, CTMGT Travis Ranch, LLC, a Texas limited liability company, ("Declarant") has placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Travis Ranch dated January 4, 2005, (the "Declaration") recorded as Document No. 00028654 and all amendments from time to time in the Real Property Records of Kaufman County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Travis Ranch Property Owners Association, Inc.

WHEREAS, the Association has caused this certificate to be prepared and filed in accordance with the provision of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

NAME OF SUBDIVISION: Travis Ranch

1. **Name and Mailing Addresses.** The name and mailing addresses of the Association and Managing Agent is,  
Travis Ranch Property Owners Association, Inc.  
c/o Essex Association Management, L.P.  
1512 Crescent Drive. Suite 112  
Carrollton, TX 75006  
Office: (972) 428-2030  
www.essexhoa.com or info@essexhoa.com
2. **Declaration information.**  
Lots in Travis Ranch are subject to Declaration of Covenants, Conditions and Restrictions recorded on January 4, 2005, as Document No. 00028654 in the Real Property Records of Kaufman County, Texas.

IN WITNESS WHEREOF, the undersigned caused the original Certificate to be executed as of the date first above written and this Certificate is being filed to amend certain changes such as, but not limited to, names and/or address of the Association or its Managing Agent.

Travis Ranch Property Owners Association, Inc.  
a Texas non-profit corporation

By:   
Ronald J. Corcoran, Managing Agent

STATE OF TEXAS §  
COUNTY OF KAUFMAN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ronald J. Corcoran of Essex Association Management, L.P. before me on this 10<sup>th</sup> day of October, 20 17, Managing Agent for Travis Ranch Property Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas.



  
Notary Public Signature

**After recording return to:**  
Essex Association Management, L.P.  
1512 Crescent Drive, Suite 112  
Carrollton, Texas 75006