

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

Document Number: 2021-0022964 -  
Filed and Recorded - Real Records

OWNERS ASSOCIATION

Grantor: ROLLING CREEK RANCH PROPERTY OA INC

Pages: 5

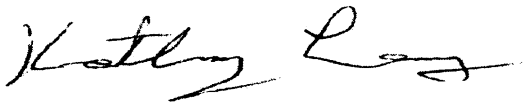
Recorded On: 12/28/2021 11:00 AM

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<b>Recorded On:</b>	12/28/2021 11:00 AM	<b>Notes:</b>     
<b>Document Number:</b>	2021-0022964	
<b>Receipt Number:</b>	R2122708	
<b>Amount:</b>	\$33.00	
<b>Recorded By:</b>	Tod Gathings	

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: Mail Back**

PROPERTY MANAGEMENT GROUP  
10340 ALTA VISTA RD #C  
FORT WORTH , TX 76244



**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
ROLLING CREEK RANCH PROPERTY OWNERS  
ASSOCIATION, INC.**

The undersigned, being an officer of Rolling Creek Ranch Property Owners Association, Inc. (the "**Association**") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN ROLLING CREEK RANCH PROPERTY OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. 2016-0006719 THE OFFICIAL PUBLIC RECORDS OF HOOD COUNTY, TEXAS.**

1. The name of the subdivision: Rolling Creek Ranch Property Owners Association, Inc.
2. The name of the association: Rolling Creek Ranch Property Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Hood County, Texas, as described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Rolling Creek Ranch Property Owners Association, Inc., recorded under Document No. 2016-0006719 Official Public Records of Hood County, Texas (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Rolling Creek Ranch Property Owners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road Unit C, Fort Worth, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org
7. Website to access the association's dedicatory instruments: [rollingcreekranch.org](http://rollingcreekranch.org)
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**ROLLING CREEK RANCH PROPERTY OWNERS  
ASSOCIATION, INC., a Texas non-profit corporation**

By: *Dawn Kelly*  
Name: *Dawn Kelly*  
Title: *Property Mgr*

STATE OF TEXAS §  
COUNTY OF *Tarrant* §

This instrument was acknowledged before me this *16th* day of *December* 2021 by *Dawn Kelly* *Property Mgr* of Rolling Creek Ranch Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

*Janna Jeane Perez*  
Notary Public Signature



**AFTER RECORDING RETURN TO:**  
**PROPERTY MANAGEMENT**  
**GROUP, LLC**  
**10340 ALTA VISTA ROAD UNIT C**  
**FORT WORTH, TX 76244**  
**DKELLY@PROPERTYMANAGEMENTGROUP.ORG**

## **EXHIBIT "A"**

### **RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Rolling Creek Ranch Property Owners Association, recorded as Document No. 2016-00067191 on June 15, 2016, Official Public Records of Hood County, Texas.
2. Supplemental Declaration of Covenants, Conditions, and Restrictions for Rolling Creek Ranch Subdivision to Annex Property, recorded as Document No. 2016-0012460 on October 14, 2016, Official Public Records of Hood County, Texas.
3. Supplemental Declaration of Covenants, Conditions, and Restrictions for Rolling Creek Ranch Subdivision to Annex Property- Phase 3, recorded as Document No. 2018-0001394 on February 6, 2018, Official Public Records of Hood County, Texas.
4. Bylaws for Rolling Creek Ranch Property Owners Association, recorded as Document No. 2016-0006723 on June 15, 2016, Official Public Records of Hood County, Texas.
5. Amended Bylaws for Rolling Creek Ranch Property Owners Association, recorded as Document No. 2020-0008242 on June 16, 2020, Official Public Records of Hood County, Texas.
6. Warranty Deed for Rolling Creek Ranch Property Owners Association, recorded as Document No. 2019-0011628 on September 4, 2019, Official Public Records of Hood County, Texas.
7. Supplemental Declaration of Covenants, Conditions, and Restrictions for Rolling Creek Ranch Resolution for Design & Construction Accessory Buildings Guidelines & Rules recorded as Document No. 2018-0010760 on August 14, 2018, Official Public Records of Hood County, Texas.
8. Notice of Filing of Dedicatory Instruments for Rolling Creek Ranch: Construction Code of Conduct recorded as Document No. 2020-0003372 on March 9, 2020, Official Public Records of Hood County, Texas.
9. Notice of Filing of Dedicatory Instruments for Rolling Creek Ranch: List of Documents to be Recorded recorded as Document No. 2020-0000298 on January 9, 2020, Official Public Records of Hood County, Texas.
10. Declaration of Covenants, Conditions, and Restrictions for Rolling Creek Ranch Fining and Collection Policy recorded as Document No. 2019-0016873 on December 19, 2019, Official Public Records of Hood County, Texas.
11. Resolution Adopting Records Production and Copying Policy for Rolling Creek Ranch recorded as Document No. 2016-0006720 on June 15, 2016, Official Public Records of Hood County, Texas.

12. Resolution Adopting Records Retention Policy for Rolling Creek Ranch recorded as Document No. 2016-0006721 on June 15, 2016, Official Public Records of Hood County, Texas.
13. Resolution Adopting Payment Plan for Rolling Creek Ranch recorded as Document 2016-0006722 on June 15, 2016, Official Public Records of Hood County, Texas.
14. Resolution for Authorization for the Current and Any Future Owner to Replat Rolling Creek Ranch Lot 203R into No Less than One Acre Lots for Rolling Creek Ranch recorded as Document No. 2019-0005583 on May 3, 2019, Official Public Records of Hood County, Texas.
15. Setback Variance for Rolling Creek Ranch recorded as Document No. 2016-0014531 on December 2, 2016, Official Public Records of Hood County, Texas.
16. Architectural Control Committee Variance for Rolling Creek Ranch recorded as Document No. 2019-0012775 on September 26, 2019, Official Public Records of Hood County, Texas.
17. Letter of Variance for Rolling Creek Ranch recorded as Document No. 2017-0013186 on September 27, 2017, Official Public Records of Hood County, Texas.
18. Letter of Variance for Rolling Creek Ranch recorded as Document No. 2019-0008964 on July 15, 2019, Official Public Records of Hood County, Texas.