

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

Document Number: 2025-0016907 -
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: HIGHLAND PARK BAY HOA INC

Pages: 4

Recorded On: 12/04/2025 10:20 AM

**This page is a permanent part of the document.
Do Not Destroy**

Recorded On: 12/04/2025 10:20 AM	Notes:
Document Number: 2025-0016907	
Receipt Number: R2517968	
Amount: \$23.00	
Recorded By: Christine Ledermann	

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



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To: In Office

ASHLEY MAXWELL

1027 W FREY ST
STEPHENVILLE, TX 76401



HIGHLAND PARK BAY HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

As Required by Section 209.004, Texas Property Code

April 1, 2024

In accordance with the Texas Property Code Section 209.001 et seq., also known as the Texas Residential Property Owners Protection Act, this Management Certificate of the Highland Park Bay Homeowners Association, Inc., a Texas Nonprofit Corporation, shall be recorded in each county in which any portion of the residential subdivision is located. The residential subdivision is located wholly within the City of Granbury, Hood County, Texas.

This Management Certificate hereby declares that:

(1) The name of the subdivision is: Highland Park Bay, an Addition to the City of Granbury, Hood County, Texas;

(2) The name of the association is: Highland Park Bay HOA, Inc., a Texas Nonprofit Corporation;

(3) The Registered Agent of the Association is: Zach Maxwell, HOA Manager

(4) The Registered Address of the Association is: 409 S. Graham Ave., Stephenville, TX 76401

(5) Association's Designated Representative, Phone Number and Email Address;

A. Zachary D. Maxwell's Phone Contact: (254) 488-2664

B. Zachary D. Maxwell's Email Contact: Zach@LibertyAllied.com

(6) The recording data for the subdivision is:

a) Declaration of Covenants, Conditions and Restrictions (CCRs)

- *Document Number (Hood County Clerk): 2020-0002273*

b) First CCR Amendment

- *Document Number: 2024-0006532*

d) Bylaws of the Highland Park Bay Homeowners Association

- **Document Number: 2020-0002272**

(7) The names of the members of the Association's Board of Directors are:

- A. Kelly Swope, President
- B. Gary Luker, Jr.

(8) The names of the Officers of the Association are:

- A. Kelly Swope, President
- B. Gary Luker, Jr., Treasurer & Secretary

(9) Association's Architectural Control Committee (ACC) is:

- A. Kelly Swope
- B. Gary Luker, Jr.

(10) The ACC's phone number, email address, and office address, POC through HOA Management:

- A. Phone Contact: (254) 488-2664
- B. Email Contact: Zach@LibertyAllied.com
- C. Office Address: 409 S. Graham Ave., Stephenville, TX 76401

- (11) Resale Certificate Fee:** \$375.00 (Payable to Liberty Allied)
- (12) Updated Resale Certificate Fee:** \$75.00 (Payable to Liberty Allied)
- (13) Special Assessment Transfer Fee:** \$500.00 (Payable by non-Builder Buyer)
- (14) Homeowner Cluster Mailbox Fee:** \$500.00 (One-time fee for first owner)
- (15) Annual Assessment Fee:** \$1,140 (Payable to Highland Park Bay HOA)

(16) The website where all recorded documents relating to Highland Park Bay Homeowners Association are available is www.HighlandParkBay.com.

Signed this 28 day of October, 2025; Liberty Allied as Managing Agent for the Association

By (Signature): [Handwritten Signature]

Name (Printed): Zach Maxwell

Title: HOA Manager

ACKNOWLEDGEMENT

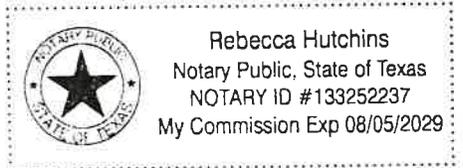
THE STATE OF TEXAS

COUNTY OF ~~HOOD~~ Erath - RH

This instrument was acknowledged before me on the 28 day of October, 2025 by Zachary D. Maxwell, authorized agent for Liberty Allied and HOA Manager of Highland Park Bay Homeowners Association Inc., a Texas Nonprofit Corporation.

[Handwritten Signature: Rebecca Hutchins]

Notary Public, State of Texas



FILED

DEC 04 2025

[Handwritten Signature]
County Clerk, Hood County, TX

AFTER RECORDING RETURN TO:
Liberty Allied, LLC
ATTN: Zach Maxwell
409 S. Graham Ave.
Stephenville, TX 76401