

THE STATE OF TEXAS §
 § **KNOW BY ALL THESE PRESENT**
COUNTY OF WISE §

SILVER LAKES RANCH PROPERTY OWNERS ASSOCIATION
FIRST AMENDED MANAGEMENT CERTIFICATE

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **SILVER LAKES RANCH PROPERTY OWNERS ASSOCIATION** certifies as to the following:

1. The name of the subdivision is:

SILVER LAKES RANCH SUBDIVISION

2. The name of the association is:

SILVER LAKES RANCH PROPERTY OWNERS ASSOCIATION

3. The recording data for the subdivision is:

Wise County Volume 1274, Page 224 recorded April 16, 2003

Montague County Volume 242, Page 484 recorded April 16, 2003

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Montague County:

Declaration of Covenants, Conditions, and Restrictions
Volume 247, Page 414 Instrument No. 032087

Supplemental Declaration of Covenants, Conditions, and Restrictions
Volume 247, Page 469 Instrument No. 469032088

Bylaws
Volume 247, Page 414 (at 447) Instrument No. 032087

Rules & Policies:
Volume 624, Page 646 Instrument No. 1205325

Supplemental Notice of Dedicatory Instruments:
Instrument No. 2204668

Wise County:

Declaration of Covenants, Conditions, and Restrictions
Volume 1274, Page 224 Instrument No. 325810

Supplemental Declaration of Covenants, Conditions, and Restrictions
Volume 1274, Page 283

Bylaws
Volume 1274, Page 224 (at 254)

Rules & Policies:
Volume 2360, Page 752 Instrument No. 2012-6406

Supplemental Notice of Dedicatory Instruments:
Instrument No. 202213656

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

Montague County:

Supplemental Declaration of Covenants, Conditions, & Restrictions
Volume 247, Page 469 Inst. No. 032088

Amended Declaration of Covenants, Conditions, and Restrictions
Volume 249, Page 480 Inst. No. 032513

Supplement to Declarations of Covenants, Conditions, and Restrictions - Phase Three
Volume 263, Page 143 Inst. No. 035458

Supplement to Declarations of Covenants, Conditions, and Restrictions – Phase Four
Volume 273, Page 600 Inst. No. 040490

Supplement to Declaration of Covenants, Conditions, and Restrictions - Phase Five
Volume 282, Page 802 Inst. No.042437

Supplement to Declarations of Covenants, Conditions, and Restrictions – Phase Six
Volume 293, Page 369 Inst. No. 044646

Supplement to Declarations of Covenants, Conditions, and Restrictions – Phase Seven
Volume 304, Page 496 Inst. No. 047143

Supplement to Declarations of Covenants, Conditions, and Restrictions – Phase Eight
Volume 319, Page 328 Inst. No. 053071

Wise County

**Supplemental Declaration of Covenants, Conditions, and Restrictions – Phase One
Volume 1274, Page 283 Inst. No. 325814**

**First Amended Declarations of Covenants, Conditions, and Restrictions – Phase One
Volume 1283, Page 634 Inst. No. 327273**

**Second Amended Declarations of Covenants, Conditions, and Restrictions
Volume 1309, Page 1 Inst. No. 331150**

6. The mailing address for the association is as follows:

SILVER LAKES RANCH PROPERTY OWNERS ASSOCIATION

c/o Paul Hulm
137 Whispering Oaks Trail
Sunset, Texas 76270
Email: Board@silverlakesranch.org

7. The name, address, telephone number, and email address of the person managing the association of the association's designated representative are as follows:

Paul Hulm
113 Mustang Springs Circle
Sunset, Texas 76270

8. The website address on which the association's dedicatory instruments are available is:

<https://www.silverlakesranch.org/poa-covenants/>

9. The following fees are charged by the association relating to a transfer of property within the association:

Administrative Transfer Fee = \$300.00

10. Other information the association considers appropriate:

Articles of Incorporation can be found by accessing Texas Secretary of State Records for the Filing Entity No. 0800221333

Wise County:

**Transfer of Control and Assignment of Developer's Rights in Restrictions
Volume 1595, Page 29 Inst. No. 372551**

Plats:

Phase 1	Cabinet B, Slide 457 Plat Records
Phase 2	Cabinet B, Slide 557 Plat Records

Montague County:

**Transfer of Control and Assignment of Developer's Rights in Restrictions
Volume 330, Page 576 Inst. No. 055418**

Plats:

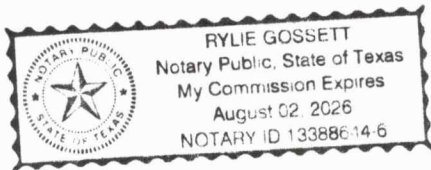
**Phase 1 Cabinet G, Volume 10, Page 64
Phase 3 Cabinet G, Volume 10, Page 85
Phase 4 Cabinet G, Volume 10, Page 94
Phase 5 Cabinet G, Volume 10, Page 99
Phase 6 Cabinet G, Volume 10, Page 104
Phase 7 Cabinet G, Volume 10, Page 110
Phase 8 Cabinet G, Volume 10, Page 115**

EXECUTED as of Nov 7th, 2022

By: [Signature]
Printed Name: Paul P Hulm
Title: Authorized Board Member

The State of Texas §
County of Montague §

This instrument was acknowledged before me on the 7 day of November, 2022 by Paul P Hulm (name), Authorized Board Member for Silver Lakes Ranch Property Owners Association on behalf of such Association.



[Signature]
Notary Public – The State of Texas

FILED AND RECORDED

Instrument Number: 202217718

Filing and Recording Date: 11/08/2022 01:45:57 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



Sherry Lemon

Sherry Lemon, County Clerk
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. **DO NOT DESTROY - This document is part of the Official Record.**

Deputy: Amanda Knox