

**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2023-00016473

As

Recorded On: 10/30/2023 03:11 PM Recordings - Land

Parties: RUTH SPRINGS PROPERTY OWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 30.00

File Information:

Document Number: 2023-00016473

Receipt Number: 2023-19701

Recorded Date/Time: 10/30/2023 03:11 PM

Recorded By: Marilet Zumaya

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

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 Henderson County, Texas



Mary Margaret Wright

County Clerk
Henderson County, Texas

Record and Return To:

RUTH SPRINGS PROPERTY OWNERS
PO BOX 204

TRINIDAD, TX 75163



Ruth Springs Property Owners Association Fees:

Annual Dues are \$100.00, per owner, per year, due by July 1st, per calendar year.

Resale Certificate are \$100.00

POA Park Replacement Keys are \$50.00

**RUTH SPRINGS SUBDIVISION
RUTH SPRINGS PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
As Required By Section 2009.004,
Texas Property Code**

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

SUBDIVISION INFORMATION: Ruth Springs Addition, Section One and Two, a subdivision in Henderson County, Texas, in the Jonathon Ping Survey, Abstract No. 608, as shown by plat of said addition recorded in Book 3, Page 77 and 78 of the Plat Records of Henderson County.

DECLARATION INFORMATION:

- On the 10th day of March 1965, Ruth Springs Addition Section One, Restrictions being recorded in Volume 571, Page 613, of the Deed Records of Henderson County.
- On the 27th day of February 1999, Ruth Springs Property Owners Association adopted certain Amended Restrictions for certain lots, being recorded in Book, Volume 1897, page 316, of the Real Property Records of Henderson County.
- On the 13th day of June 2020, Ruth Springs Property Owners Association adopted certain Amended Restrictions for certain lots, being recorded as Document Number 2020-00009567 and Document Number 2020-00009568, of the Official Records of Henderson County.
- On the 11th day of October 2021, Ruth Springs Property Owners Association adopted certain Amended Restrictions for certain lots, being recorded as Document Number 2021-00019584 and Document Number 2021-00019585, of the Official Records of Henderson County.

Ruth Springs Property Owners Association Mailing Address:

P.O. Box 204
Trinidad, Texas 75163

Ruth Springs Property Owners Association Designated Representative:

Jim Mansfield, POA President
1.505.227.1602
117 Cedar Bend Dr.
Trinidad, Texas 75163
Jimmansfield35@yahoo.com

Ruth Springs Property Owners Association Website:

Ruthspringspoa.com
<https://ruthspringspoa.com>

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Resale Certificate are \$100.00
POA Park Replacement Keys are \$50.00

Texas Property Code, Restrictive Covenants, Chapter 209, Section 209.0051: (f) It is an owner's duty to keep an updated e-mail address registered with the Property Owners Association under Subsection (e)(2)(B).

The Governing Documents of the Ruth Springs Property Owners Association are available in Athens, Texas, at the Henderson County Clerks office located at 125 N. Prairieville Street, Room 101, Athens, Texas, 75751 or on the website at <https://ruthspringspoa.com> or requesting copies to the Association.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person(s) should rely on this Management Certificate for anything other than identifying and contacting the Association.

SIGNED THIS 26th DAY OF October, 2023.

Ruth Springs Property Owners Association

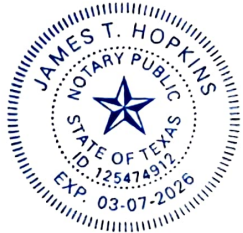
Jim Mansfield
Jim Mansfield
President

STATE OF TEXAS §
 §
COUNTY OF HENDERSON §

On this 26th day of October, 2023, before me, the undersigned officer, personally appeared Jim Mansfield as President of Ruth Springs Property Owners Association, on behalf of said Association, and acknowledges that, being authorized to do so, the above-referenced individual and officer of said entity executed the foregoing instrument for the purposes and consideration therein contained.

In witness thereof, I hereunto set my hand and affixed my official seal.

Signature/Notary Public: [Signature]
Name/Notary Public (print): James T. Hopkins
My Commission Expires: 3/7/2026



AFTER FILING RETURN TO:
Ruth Springs POA
P.O. Box 204
Trinidad, TX 75163