

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

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Document No. 2025-03018
CERTIFICATE

Parties: BUFFALO RIDGE PROPERTY
to
LEGENDS OF BUFFALO RIDGE

FILED AND RECORDED
REAL RECORDS
On: 06/03/2025 at 02:00 PM

Document Number: 2025-03018
Receipt No. 143123
Amount: \$29.00

By: cwhite
Gwinda Jones, County Clerk
Erath County, Texas

3 Pages



STATE OF TEXAS
County of Erath

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Erath County.

Gwinda Jones, County Clerk

A handwritten signature in cursive script, reading "Gwinda Jones", is written over a horizontal line.

Record and Return To:
THE ALLEN FIRM PC
IN BOX



BUFFALO RIDGE PROPERTY MANAGEMENT, INC.

MANAGEMENT CERTIFICATE

As Required by Section 209.004, Texas Property Code
May 30, 2025

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 Buffalo Ridge Property Management, Inc., a Texas Non-Profit 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 County of Erath, Texas.

This Management Certificate hereby declares that:

- (1) The name of the subdivision is Legends of Buffalo Ridge Subdivision, Phase I, Phase II, and Phase III, in Erath County, Texas.
- (2) The name of the Association is Buffalo Ridge Property Management, Inc., a Texas Non-Profit Corporation and the Association's mailing address is P.O. Box 107, Stephenville, Texas 76401.
- (3) The Association and Architectural Control Committee ("ACC")'s Designated Representative, their mailing address, phone number, and email address are:

Mark Arriaga
P.O. Box 107
Stephenville, Texas 76401
254-294-4813
buffaloridgepropertyowners@gmail.com

- (4) The recording data for the subdivision is:

The Legends of Buffalo Ridge Subdivision – Phase I, containing 12 lots, the Legends of Buffalo Ridge Subdivision – Phase II, containing 20 lots, and the Legends of Buffalo Ridge Subdivision – Phase III, containing 20 lots, in Erath County, Texas are subject to and more fully described in the Declaration of Covenants, Conditions, and Restrictions and Bylaws for the Legends of Buffalo Ridge Subdivision, recorded on May 8, 2025 as Document Number 2025-02452, Official Public Records of Erath County, Texas ("**Declaration and Bylaws**"), per the Corrected Final Plat of Phase I recorded in Cabinet B, Slide 277A, the Final Plat for Phase II recorded in Cabinet B, Slide 298A, and the Final Plat for Phase III recorded in Cabinet B, Slide 304A, Plat Records of Erath County, Texas. The stated Declaration and Bylaws revised and restated the Declaration of Covenants, Conditions, and Restrictions for The Legends of Buffalo Ridge Subdivision – Phase I, recorded on September 21, 2020 as

Document No. 2020-05613, Official Public Records of Erath County, Texas, the Declaration of Covenants, Conditions and Restrictions of the Legends of Buffalo Ridge Subdivision – Phase II, recorded on September 27, 2021 as Document Number 2021-07484, Official Public Records of Erath County, Texas, and the Declaration of Covenants, Conditions, and Restrictions for the Legends of Buffalo Ridge Subdivision – Phase III, recorded on January 18, 2022 as Document Number 2022-00376, Official Public Records of Erath County, Texas.

The Legends of Buffalo Ridge Subdivision – Phase I, Phase II, and Phase III are subject to and more fully described in an Easement Agreement dated December 16, 2020, that runs with the subdivision's property concerning Road Easements and Common Area Easements, and recorded on December 22, 2020 as Document No. 2020-08079, Official Public Records of Erath County, Texas.

- (5) As there are less than sixty (60) lots in the subdivision, no website is required, in accordance with Section 207.006 of the Texas Property Code. Send any requests for the dedicatory instruments to the Association's Designated Representative.
- (6) There are currently no fees relating to property transfer in the subdivision.

Signed this 3rd day of June, 2025.

**BUFFALO RIDGE PROPERTY MANAGEMENT,
INC., a Texas Non-Profit Corporation**

By: _____

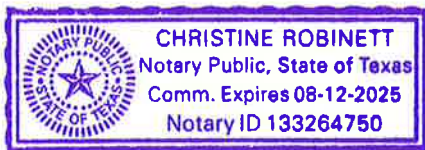
Mark Arriaga, President

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF ERATH

This instrument was acknowledged before me on the 3rd day of June, 2025, by Mark Arriaga, President of Buffalo Ridge Property Management, Inc., a Texas Non-Profit Corporation, on behalf of said corporation.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
BUFFALO RIDGE PROPERTY MANAGEMENT INC.
P.O. BOX 107
STEPHENVILLE, TEXAS 76401