



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.**

11th This **MANAGEMENT CERTIFICATE** ("Certificate") is made effective as of July, 2023 by the **SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.** ("Association"), a Texas non-profit corporation.

WITNESSETH:

WHEREAS, Landar Corporation ("Declarant") has previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Sportsman's World Sections One and Two, dated April 18, 1979, and filed in the Official Public Records of Palo Pinto County, Texas on June 11, 1979 in Volume 530, Page 296 and being Instrument No. 1979-00003373, together with various amendments and supplements thereto (collectively, "Declaration");

WHEREAS, Declarant executed and filed the Declaration for the benefit of the Association; and

WHEREAS, the Association files this Certificate in accordance with TEXAS PROPERTY CODE § 209.004 which supersedes any prior Certificate filed by or on behalf of the Association.

NOW, THEREFORE, the undersigned hereby certifies the following on behalf of the Association:

1. Name of subdivision(s).

Sportsman's World Section One
Sportsman's World Section Two
Sportsman's World Section Three
Sportsman's World Section Four
Sportsman's World Section Five
Sportsman's World Section Six
Sportsman's World Section Seven
Sportsman's World Section Eight
Sportsman's World Section Nine
Sportsman's World Section Ten
Sportsman's World Section Thirteen

2. Name of Association.

Sportsman's World Property Owners' Association, Inc.

3. **Recording data for the subdivision, the declaration, and any declaration amendments.**

See Exhibit A attached hereto and incorporated herein.

4. **Name and mailing address of association.**

Sportsman's World Property Owners' Association, Inc.
3138 Hell's Gate Loop, Suite B
Strawn, TX 76475

5. **Name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative.**

Sportsman's World Property Owners' Association, Inc.
ATTN: Christine Watters, Registered Agent
3138 Hell's Gate Loop, Suite B
Strawn, TX 76475
swpoa@swpoa.org
(215) 779-2150

6. **The website address of any Internet website on which the Association's dedicatory instruments are available.**

<http://swpoa.org/>

7. **Amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision.**

The Association currently charges \$375.00 for the issuance of a resale certificate.
The Association currently charges \$0.00 for the issuance of an updated resale certificate.

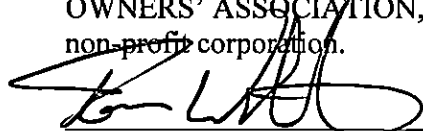
8. **Purpose**

The purpose of this Certificate is to provide information to the public regarding the Association as required by the Texas Property Code in order for the public to correctly identify the subdivision and its governing association. This Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instruction for contacting the Association. Prospective purchasers are advised to independently examine the Declaration and other publicly filed governing Association records.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

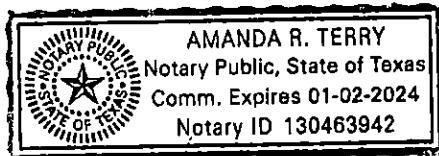
SPORTSMAN'S WORLD PROPERTY
OWNERS' ASSOCIATION, INC., a Texas
non-profit corporation.

 (signature)

By: Tom Winkelman (name)
President of Sportsman's World Property
Owners' Association, Inc.

STATE OF TEXAS §
COUNTY OF Palo Pinto §

SWORN TO AND SUBSCRIBED before me on the 11th day of July, 2023
by Tom Winkelman, President of Sportsman's World Property Owners'
Association, Inc.



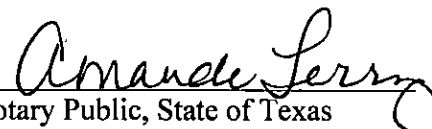

Notary Public, State of Texas

EXHIBIT A*All documents filed in the Official Public Records of Palo Pinto County, Texas*

<u>Filed Date</u>	<u>Document Date</u>	<u>Document Title</u>	<u>Volume/Page</u>	<u>Doc No.</u>
6/11/1979	6/7/1979	Plat of Sportsman's World Section One	5, 21-22 (plat records)	N/A
6/11/1979	6/7/1979	Plat of Sportsman's World Section Two	5, 23 (plat records)	N/A
6/11/1979	4/18/1979	Declaration of Covenants, Conditions, and Restrictions For Sportsman's World Sections One and Two	530, 296	1979-00003373
9/10/1979	8/22/1979	Plat for Sportsman's World Section Three	5, 27 (plat records)	N/A
9/10/1979	8/22/1979	Plat for Sportsman's World Section Four	5, 28 (plat records)	N/A
9/10/1979	9/7/1979	Plat for Sportsman's World Section Five	5, 29 (plat records)	N/A
9/10/1979	9/7/1979	Plat for Sportsman's World Section Six	5, 30 (plat records)	N/A
9/11/1979	9/10/1979	Supplemental Declaration of Covenants, Conditions and Restrictions for Sportsman's World, Sections One Through Six	535, 234	1979-00005379
5/22/1980	2/19/1980	Plat for Sportsman's World Section Seven	6, 8 (plat records)	N/A
5/22/1980	2/19/1980	Plat for Sportsman's World Section Eight	6, 9 (plat records)	N/A
5/22/1980	5/13/1980	Plat for Sportsman's World Section Thirteen	6, 11 (plat records)	N/A
5/23/1980	5/22/1980	Supplemental Declaration of Covenants, Conditions and Restrictions for Sportsman's World, Sections One Through Eight and Thirteen	547, 815	1980-00002875
10/27/1980	10/22/1980	Plat for Sportsman's World Section Nine	6, 15 (plat records)	N/A
10/27/1980	10/22/1980	Plat for Sportsman's World Section Ten	6, 16 (plat records)	N/A
10/28/1980	10/24/1980	Supplemental Declaration of Covenants, Conditions and Restrictions for Sportsman's World, Sections One Through Ten and Thirteen	556, 295	1980-00006434
7/29/1986	3/27/1986	Amendment of Declaration of Covenants, Conditions and Restrictions for Sportsman's World, Sections One and Two	671, 149	1986-00004985
7/29/1986	3/27/1986	Amendment of Declaration of Covenants,	671, 156	1986-00004987

		Conditions and Restrictions for Sportsman's World, Sections One and Two		
7/29/1986	3/27/1986	Amendment of Declaration of Covenants, Conditions and Restrictions for Sportsman's World, Sections One and Two	671, 159	1986-00004988
7/29/1986	7/23/1986	Amendment of Declaration of Covenants, Conditions and Restrictions for Sportsman's World, Sections One and Two	671, 163	1986-00004989
1/7/1987	1/4/1987	Second Amendment to Declaration of Covenants, Conditions and Restrictions for Sportsman's World, Sections One Through Ten and Section Thirteen	681, 648	1987-00000120
2/16/1988	12/5/1987	Third Amendment to Declaration of Covenants, Conditions and Restrictions for Sportsman's World, Sections One Through Ten and Section Thirteen	700, 322	1988-00000705
7/20/1989	4/15/1989	Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Sportsman's World, Sections One Through Ten and Section Thirteen	723, 374	1989-00003169
4/12/2012	11/11/2011	Records Production & Copying Policy	1941, 373	2012-00002181
4/12/2012	11/11/2011	Records Retention Policy	1941, 376	2012-00002182
8/27/2012	8/10/2012	Assessment Payment Policy	1972, 227	2012-00005085

**CERTIFIED FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



A handwritten signature in black ink, which appears to read "Janette K. Green", is written over the right side of the official seal.

Janette K. Green Palo Pinto County Clerk
Palo Pinto County, TX
09/12/2023 01:52 PM
Fee: \$42.00
2023-00005048 POAMC

B: OR V: 2514 P: 845