

Rick Alvarado
COUNTY CLERK



P.O. BOX 9
Brackettville, TX 78832-0009
PHONE (830) 563-2521

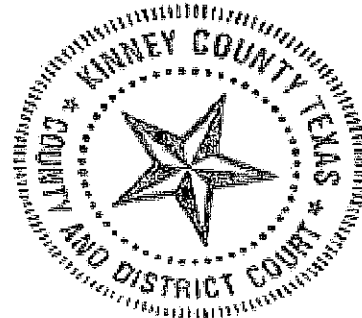
DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 0000078937 # of Pages: 3
FILED FOR RECORD ON: 09/17/2024 3:33PM
RETURN TO:

I hereby certify that this instrument was FILED in file number Sequence
on the date and at the time stamped here on by me and was duly
RECORDED in the Official Public Records of Kinney County County, TX.

Rick Alvarado
County Clerk, Kinney County, Texas

BY: Tiffani Sanchez
Deputy



ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

FILED FOR RECORD

AT 3:33 O'CLOCK PM
ON THE 17th DAY OF September
A.D., 2024

STATE OF TEXAS
COUNTY OF KINNEY

I hereby certify that this instrument
was Filed on the date and at the time
stamped hereon by me and was duly
RECORDED in the Official Public
Records of KINNEY County, Texas

Honorable Rick Alvarado
COUNTY CLERK KINNEY COUNTY, TEXAS

BY Tiffani Sanchez
DEPUTY



COUNTY CLERK
KINNEY COUNTY,
TEXAS

2nd AMENDED

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
PURSUANT TO SECTION 209.004, TEXAS PROPERTY CODE**

Fort Clark Springs Association, Inc., a Texas Non-Profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this Management Certificate as required by Section 209.004, Texas Property Code.

1. **Name of the Subdivision:** The name of the subdivision is Fort Clark Springs.
2. **Name of the Association:** Fort Clark Springs Association, Inc.
3. **Recording Data for Subdivision:** Two tracts of land, containing 2,667.32 acres of land, more or less, being portions of Fort Clark Properties at Brackettville, Kinney County, Texas, all out of Survey 234, to Samuel A. Maverick, original Grantee, Abstract No. 491, Certificate No. 293, in Kinney County, Texas, said two tracts being more particularly described by the metes and bounds as follows:

Tract 2: Lying South of U.S. Highway No. 90 and West of County Road, designated on Plat as North part of Tract B containing 457.21 acres.

Tract 3: Lying South of U.S. Highway No. 90 and Each of County Road, designated on Plat as Tracts G, H, I, J, K, L, M, N, O and Motor Pool area containing a total of 2,210.11 acres.

Plats for Unit 1 through 12, Volume 1, pages 1-15, 16, 17-18, 20-23, 42 and 64.
Plats for Unit 14 and 15, Volume 1, pages 27A, 28A and 30B.
Plats for Unit 21 through 29, Volume 1, pages 31-34B, 35-37, 56-60, 65-84.
Plats for Unit 30 through 38, Volume 2, pages 4-9, 10-19, 26-29A and 30.
4. **Recording Data for the Declaration:** The Revised Declaration of Protective Restrictions was recorded on March 29, 2017 with the Kinney County Clerk as an Official Record, Book 0223, Document 00000021752.
5. **Name and Mailing Address for the Association:** Fort Clark Springs Association, Inc., P.O. Box 345, Brackettville, Texas 78832.
6. **Name and Mailing Address of the Person Managing the Association or the Association's Designated Representative:** Charlena Cavender, Executive Officer/General Manager, P.O. Box 345, Brackettville, Texas 78832, Phone (830) 563-2493, Email Address: manager@fortclark.com.

7. **The Website Address on which the Association's Dedicatory Instruments are Available in Accordance with Section 207.006 of the Texas Property Code:** www.fortclark.com.
8. **The Amount and Description of a Fee or Fees Charged by the Association,** relating to a property transfer in the subdivision:
- \$150.00 – Transfer Fee Per Lot
\$25.00 – Resale Certificate
9. **Other Information the Association Considers Appropriate:** Certificate of Incorporation of Fort Clark Springs Association, Inc., Charter No. 296536, issued by the State of Texas on October 2, 1971. The Association's revised By-Laws were recorded on April 23, 2018, with the Kinney County Clerk, Official Records, Book 0228, Document 00000072630. The Association's Covenants, Conditions, Reservations and Restrictions were recorded with the Kinney County Clerk and are found in Volumes A51 through A139 and B26 through B28 for Units 1 through 38.

Signed this 17th day of September 2024.

FORT CLARK SPRINGS ASSOCIATION, INC.

By: Charlena Cavender

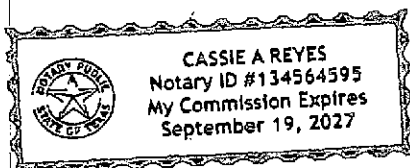
Charlena Cavender,

Executive Officer/General Manager

STATE OF TEXAS

COUNTY OF KINNEY

The above instrument was acknowledged before me by Charlena Cavender, Executive Officer/General Manager of Fort Clark Springs Association, Inc., on this 17th day September 2024.



Cassie Reyes

Notary Public in and for the State of Texas