

STATE OF TEXAS  
COUNTY OF NAVARRO

**MANAGEMENT CERTIFICATE PURSUANT  
TO SECTION 209.004, TEXAS PROPERTY CODE, Revised 2/26/2024**

Sweetwater Ranch Homeowners Association, Inc., a Texas Non-profit Corporation and Property Owner's Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004 of the Texas Property Code.

1. The name of the subdivision is: Sweetwater Ranch. This is a Richland Chambers lake community consisting of over 100 lots and it is located in Kerens, Texas.
2. The name of the association is: Sweetwater Ranch Homeowners Association, Inc.
3. The recorded data for the subdivision is:
  - a. Plat for Phase I, 54 acres recorded on Vol # 7, pages 21 and 22 of Plat Records, and book # 814 of the County Clerk Office of Navarro County, Texas; and
  - b. Plat for Phase II, 184 acres recorded on Vol # 7, pages 67 and 68 of Plat Records and book # 1739 of the County Clerk Office of Navarro County, Texas.
4. The recorded data for the declaration is:
  - a. The Declaration of Covenants and Deed Restrictions for phases I and II recorded in the County Clerk Office of Navarro County, Texas in book # 1431 pages 885 to 897 on February 3, 1999.
  - b. The By-Laws of the Sweetwater Ranch Homeowners Association were approved on February 3, 1999 and are posted on the SWR HOA's web page.
5. The name of the association is Sweetwater Ranch Homeowners Association Inc., and the mailing address is P O Box 37, Kerens, Texas 75144
6. The person managing the association, or the association designated representative is: Victor M Delgado, Director and President, P O Box 37, Kerens, Texas 75144, tel 281-636-5451; [vmdelgado0360@gmail.com](mailto:vmdelgado0360@gmail.com)
7. The association web site is: [sweetwaternachhoa.org](http://sweetwaternachhoa.org)
8. The fee relating to a property transfer or other inquiries is: \$0, free of charge

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9. Other information the association considers appropriate:

a. Articles of Incorporation were filed with the Office of the Secretary of State of Texas on February 2, 1999. Document # 6952382. The document is filed at the Navarro County Clerk's office and posted to the HOA web page.

Signed this 28<sup>th</sup> day of February 2024.

Sweetwater Ranch Homeowners Association Inc.

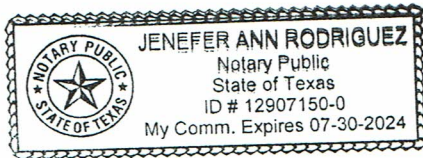
By: Victor M. Delgado

Print Name: Victor M Delgado

Print Title: President

STATE OF TEXAS  
COUNTY OF NAVARRO

This instrument was acknowledged before me on 2-28-2024  
By Victor Delgado President of the  
Sweetwater Ranch Homeowners Association, Inc., a Texas corporation  
on behalf of said corporation.



Jenefer Rodriguez  
Notary Public Signature