

Hood County Clerk  
201 W Bridge Street  
PO BOX 339  
Granbury, Texas 76048  
Phone: 817-579-3222

Document Number: 2022-0012156 -  
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: MALLARD POINT POA

Pages: 2

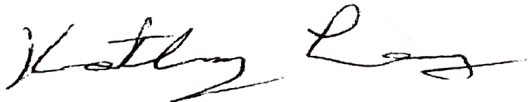
Recorded On: 07/25/2022 02:07 PM

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<b>Recorded On:</b>	07/25/2022 02:07 PM	<b>Notes:</b>
<b>Document Number:</b>	2022-0012156	
<b>Receipt Number:</b>	R2212487	
<b>Amount:</b>	\$21.00	
<b>Recorded By:</b>	Becky Coslett	

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 Hood County, Texas**



Katie Lang  
County Clerk  
Hood County, Texas



**Return To: In Office**  
TONYA HANCOCK



MALLARD POINTE PROPERTY OWNERS ASSOCIATION

**MANAGEMENT CERTIFICATE**

Mallard Point Property Owners Association, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

1. Name of the Subdivision: Mallard Pointe on Lake Granbury
2. Association Name: Mallard Pointe Property Owners Association
3. Subdivision Map & Plat Recorded in Hood County May 31, 1996 A-388-A
4. The Declaration is recorded in the  
Real Property Records of Hood County, Texas  
as follows:
  - a. Declaration of Covenants, Conditions and Restrictions for Mallard Pointe on Lake Granbury 1502 0181  
June 13, 1996
  - b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Mallard Pointe on Lake Granbury 1550 0972  
August 25, 1997
5. The name and mailing address of the association: 701 Pintail Ct, Granbury, TX 76049
6. The name and address of the Association's designated representative President, 701 Pintail Ct, Granbury, TX 76049
7. Website Address of the Association www.mallardpointe.info

THE STATE OF TEXAS

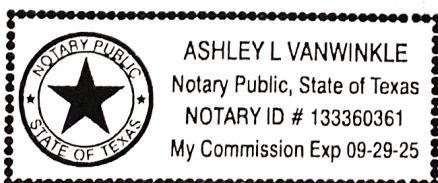
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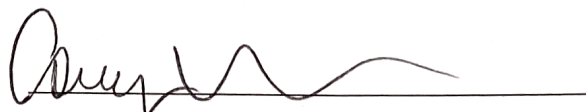
COUNTY OF HOOD

Executed on this 25 day of July, 2022, acting by and through as the President of the Board of Directors, Mallard Pointe Property Owners Association (MPPOA), in the capacity therein stated, and on behalf of said Corporation.

  
Walter Wilson  
President, MPPOA Board of Directors

This instrument was acknowledged before me on the 25 day of July, 2022 by Walter Wilson, Board President with Mallard Pointe POA, on behalf of such corporation.



  
Notary Public, State of Texas