

**Panther Creek Estates HOA, Inc.
Management Certificate**

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 Panther Creek Estates HOA, Inc. shall be recorded in each county in which any portion of the residential subdivision is located. The residential subdivision is located entirely within Parker County, Texas.

This Management Certificate hereby declares that:

- (1) The name of the subdivision is Panther Creek Estates (aka "Panther Creek"), an Addition to Parker County, Texas, per the Plats recorded in the Parker County Plat Records as follows:
 - a. The Final Plat of Panther Creek Estates, recorded on the 6th day of February 2019 as Slide E-229 or Document Number 201902786 in the Parker County, Texas Plat Records, for the tract of land situated in the C.W. Kutch Survey, Abstract No. 767 & GN RR CO Survey, Abstract No. 1808, Parker County, containing 38.559 Acres of land more or less, same being Lots 1-12 & Out Lot, Block 1; & Lots 1-12, Block 2.
- (2) The name of the Association is Panther Creek Estates HOA, Inc., which is also known variously as "Panther Creek Estates" or "Panther Creek HOA".
- (3) The name, mailing address, phone number, and email for the Association Manager is:

Branique Morrison, Association Manager
Brazos Valley Property Management, LLC
5310 E US Highway 377, suite 100
Granbury, Texas 76049
Phone: 817-573-7652
Email: Branique@BrazosValleyPropertyMgmt.com
- (4) The adoption and recording history of the Declaration of Covenants, Conditions, and Restrictions governing the Panther Creek Estates Addition to the City of Annetta, Parker County, Texas, and governing the Panther Creek Estates HOA, is as follows:
 - a. The First Amendment to the Declaration of Covenants, Conditions and Restrictions for Panther Creek Estates, recorded as Document Number 202036529 on the 11th day of November 2020 in the Official Records of Parker County, Texas.
 - b. The Declaration of Covenants, Conditions, Easements and Restrictions for Panther Creek Estates a Single Family Detached Residential Subdivision an Addition to Parker County, Texas aka the Protective Covenants including provisions relating to Panther Creek Estates HOA, Inc., recorded as Document Number 201916106 on the 28th day of June 2019 in the Official Records of Parker County, Texas.

Signed this 29 day of January 2021

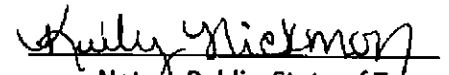
Panther Creek Estates HOA, Inc.

By: 

Jason Britt, President – S&B Real Estate Investments, L.P., Declarant

State of Texas
County of Hood

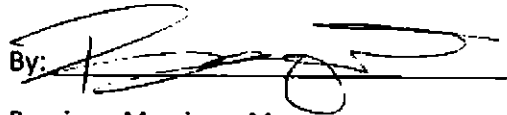
This instrument was acknowledged before me on January 29, 2021 by Jason Britt, President of S&B Real Estate Investments, L.P., Declarant of Panther Creek Estates HOA, Inc.


Notary Public, State of Texas

Acknowledged this 29 day of January 2021

Brazos Valley Property Management, LLC

Manager of Panther Creek Estates HOA, Inc.

By: 
Branique Morrison, Manager



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202144907

11/16/2021 03:32:33 PM

Fee: \$30.00

Lila Deakle, County Clerk

Parker County, Texas

CERTIFICAT