

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

Document Number: 2021-0020556 -
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: VISTA OAKS HOA INC

Pages: 3

Recorded On: 11/16/2021 03:00 PM

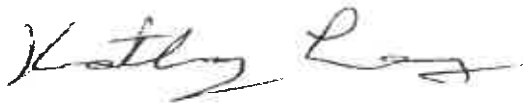
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Recorded On: 11/16/2021 03:00 PM
Document Number: 2021-0020556
Receipt Number: R2120377
Amount: \$26.00
Recorded By: Kathryn Frost

Notes:

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.

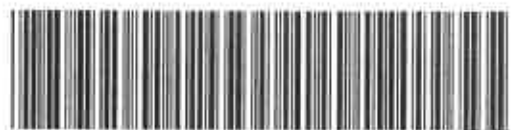
**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office
BRANIQUE MORRISON



Vista Oaks 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 Vista Oaks 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 Hood County, Texas.

This Management Certificate hereby declares that:

- (1) The name of the subdivision is Vista Oaks, an Addition to Hood County, Texas, per the Plats recorded in the Hood County Plat Records as follows:
 - a. The Final Plat of Vista Oaks, Phase 1, recorded on the 23rd day of March 2021 as Slide P-789 in the Hood County, Texas Plat Records, for the tract of land situated in the J. Willcockson Survey, Abstract No. 579 & J. Beldin Survey, Abstract No. 60, Hood County, containing 1,026,455 square feet or 23.564 Acres of land more or less, same being Lots 2-12, Block 2; and
 - b. The Final Plat of Vista Oaks, Phase 2, recorded on the 7th day of July 2021 as Slide P-808 in the Hood County, Texas Plat Records, for the tract of land situated in the J. Willcockson Survey, Abstract No. 579 & J. Beldin Survey, Abstract No. 60, Hood County, containing 4,066,666 square feet or 93.358 Acres of land more or less, same being Lots 1-32, Block 1; Lots 1 & 13-17, Block 2.
- (2) The name of the Association is Vista Oaks HOA, Inc., which is also known variously as "Vista Oaks" or "Vista Oaks 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 Vista Oaks Addition to Hood County, Texas, and governing the Vista Oaks HOA, is as follows:
 - a. The Declaration of Covenants, Conditions and Restrictions for Vista Oaks Subdivision a Single-Family, Detached Residential Subdivision an Addition in Hood County, Texas including provisions relating to Vista Oaks Homeowners Association, Inc., recorded as Document Number 2021-0005827 on the 1st day of April 2021 in the Official Records of Hood County, Texas.

Signed this 16 day of November 2021

Vista Oaks HOA, Inc.

By: _____

Jason Britt, Managing Member -
Legends Land Development, LLC, Declarant

State of Texas
County of Hood

This instrument was acknowledged before me on November 16, 2021 by Jason Britt, Managing Member, Legends Land Development, LLC, Declarant of Vista Oaks HOA, Inc.

Kelly Hickmon
Notary Public, State of Texas

Acknowledged this 16 day of November 2021

Brazos Valley Property Management, LLC

Manager of Vista Oaks HOA, Inc.

By: _____

Branique Morrison, Manager

