

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

Document Number: 2021-0020554 -  
Filed and Recorded - Real Records

**CERTIFICATE OF OWNERS ASSOCIATION**  
Grantor: SARATOGA AT GRANBURY HOA INC  
Pages: 3  
Recorded On: 11/16/2021 03:00 PM

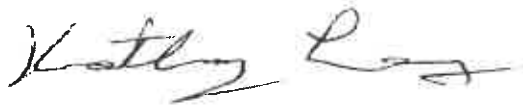
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<b>Recorded On:</b>	11/16/2021 03:00 PM
<b>Document Number:</b>	2021-0020554
<b>Receipt Number:</b>	R2120377
<b>Amount:</b>	\$25.00
<b>Recorded By:</b>	Kathryn Frost

**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.

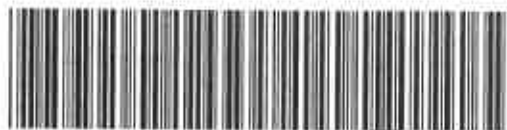
**I hereby certify that this instrument was filed and duly  
recorded in the Official Records of Hood County, Texas**



Katie Lang  
County Clerk  
Hood County, Texas



**Return To: In Office**  
BRANIQUE MORRISON



## **Saratoga at Granbury Homeowners Association, 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 Saratoga at Granbury Homeowners Association, 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 Saratoga at Granbury (aka "Saratoga"), an Addition to Hood County, Texas, per the Plats recorded in the Hood County Plat Records as follows:
  - a. The Final Plat of Saratoga, Phase 1A, recorded on the 27<sup>th</sup> day of December 2018 as Slide P-682 in the Hood County, Texas Plat Records, being a Replat of Eastwood Village Lot 1A, Slide A – 123-B, P.R.H.C.T. situated within the Joshua Minett Survey, Abstract No. 351 & U. Martin Survey, Abstract No. 384, City of Granbury, Hood County, Texas for the tract of land situated in the Joshua Minett Survey, Abstract No. 351, City of Granbury, Hood County, Texas, said Phase 1A containing 2,272,773 Square Feet or 52,176 Acres of land more or less, same being Lots 1-6, Block 1; Lots 1, 2, 4-10 & Common Area C, Block 2; Lots 1-7, Block 3; Lots 1-11, Block 4; Lots 1-35, Block 5; Lots 1-19 & Common Area B, Block 6; Lots 1-15, Block 7; & Lots 1-21 & Common Area A, Block 8; and
  - b. The Final Plat of Saratoga, Phase 2A, recorded on the 27<sup>th</sup> day of December 2018 as Slide P-683 in the Hood County, Texas Plat Records, being the Plat for the tract of land situated in the Joshua Minett Survey, Abstract No. 351, City of Granbury, Hood County, Texas, containing 866,084 Square Feet or 19.883 Acres of land more or less, same being Lots 1-8, Block 9; Lots 1-21 & Common Area D, Block 10; Lots 1-7, Block 3; Lots 1-15, Block 13; & Lots 1-38, Block 14.
- (2) The name of the Association is Saratoga at Granbury Homeowners Association, Inc., which is also known variously as "Saratoga Homeowners Association" or "Saratoga 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 Saratoga at Granbury Addition to the City of Granbury, Hood County, Texas, and governing the Saratoga at Granbury Homeowners Association, is as follows:
  - a. The Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions aka Second Amendment to Protective Covenants for Saratoga at Granbury, Phase 1A and 2A aka Saratoga Phases 1A & 2A, recorded as Document Number 2020-0008379 on the 18<sup>th</sup> day of June 2020 in the Official Records of Hood County, Texas.
  - b. The First Amended Supplemental and Restated in its Entirety Declaration of Covenants, Conditions and Restrictions, aka the First Amended Protective Covenants for Saratoga at

Granbury, Phase 1A and Phase 2A recorded as Document Number 2019-0016303 on the 10<sup>th</sup> day of December 2019 in the Official Records of Hood County, Texas.

- c. The Declaration of Covenants, Conditions, Easements and Restrictions, aka Protective Covenants for Saratoga of Granbury, Phase 1 aka Saratoga Phase 1, recorded as Document Number 2018-0016776 on the 26<sup>th</sup> day of December 2016 in the Official Records of Hood County, Texas.

Signed this 29 day of January 2021

Saratoga at Granbury Homeowners Association, Inc.

By: 

Charles Jason Britt, President – CJB Development LLC, Declarant

State of Texas  
County of Hood

This instrument was acknowledged before me on January 29 2021 by Charles Jason Britt, President of CJB Development LLC, Declarant of Saratoga at Granbury Homeowners Association, Inc.

  
Notary Public, State of Texas

Acknowledged this 29 day of January 2021

Brazos Valley Property Management, LLC

Manager of Saratoga at Granbury Homeowners Association, Inc.

By: 

Branique Morrison, Manager

