



Property Owners' Association Management Certificate

Subdivision: Palo Verde Ranch-Texas (PVRT)
 Association: Palo Verde Ranch HOA and RMA Association
 Recording Date: 10/26/2012 (prior date: 10/10/1977)
 Recording data: 9/12/2021
 Association Address: 3505 County Road 1157, Greenville, TX 75401
 Representative: Greta B. Spradling, elected Sec/Treas
 3505 County Road 1157, Greenville, Tx 75401
spradlinggreta@gmail.com / cell 254-722-7346
 Website: imarketbrand.com/PaloVerdeHOA
 Dues: \$100 per Lot annually, due September 1
 Transfer of Property: TBD
 Restrictions: The HOA/RMA has a restriction document on file with the Hunt County Clerk dated 10/26/2012. The Association meets annually in September. Officers are elected for the HOA and the RMA. The Architectural Committee is appointed according to elected position within the HOA and RMA. All new constructions must be presented to the Association Representative listed for distribution and approval prior to any work on the property.
 Attachments: Meeting minutes for both HOA and RMA meetings from 9/12/2021

Submitted by: Greta B. Spradling, HOA and RMA Secretary/Treasurer

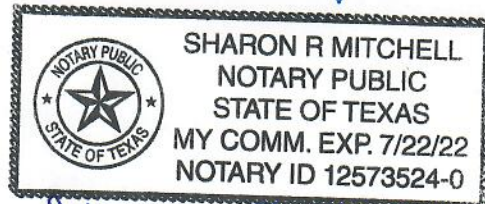
Signature: Greta B. Spradling

Notary:

On 7/22/2022, I, Sharon R. Mitchell, notarize this management certificate and add my seal.

Witnessed by:

Greta B. Spradling



Sharon R. Mitchell

**Palo Verde Annual Road Maintenance Association Meeting
September 12, 2021**

The Road Maintenance Association's annual meeting immediately followed the HOA meeting. RMA President J.T. Johnston opened the meeting at 2:45 pm.

Members present included: John & Greta Spradling and J.T. Johnston. Guest present were Paul Cravey, renter of lots 15 & 16 and J.T.'s sister-in-law. The minutes from the previous meeting were attached to the HOA minutes. No changes were made.

Secretary/Treasurer Report: The secretary reported on the American Bank balance as of 8/31/2021 was \$5,242.33. All bills have been paid to include Taxes and Klean Kuts Mowing. Total amount of dues collected as of the meeting was \$800.00. There are five lots that have not paid dues and have outstanding mowing charges. (Same report from HOA meeting.)

Old Business: The RMA continues to hire mowing for the absentee owners and bill at the time dues notes are mailed. Paul Cravey hires and pays for mowing on each occasion for Lot #16.

J.T. Johnston provided an update on the 12-inch, natural gas pipeline currently being installed in the community. Kyle Bay is the Contractor. The line crosses lots 1, 2, 3, 4, 5, and 16. The ENOS MURPHY Survey A-647 was shared with the members present. Where the line crosses roads, buildings, trees (valued at \$80,000 by arborist), and swimming pools, the company will dig underground to not interfere with surface property.

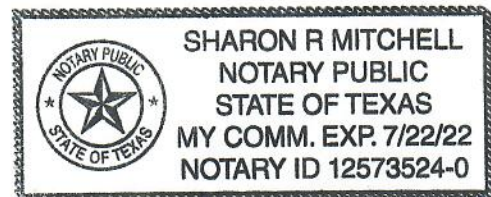
The RMA will evaluate the road condition for repair following the pipeline installation. The pipeline company will be expected to pay for all expenses. The RMA President, on behalf of the RMA, will remain in contact and follow up on actions necessary.

New Business: Delivery of rock for County Road 1157 will be delayed until the pipeline work is complete. Currently, no river rock is available to maintain the road.

The next mowing will be in October. It should be the final mowing for the year.

RMA Elections:

President – J.T. Johnston
Vice President – John Spradling
Secretary/Treasurer – Greta Spradling
Next meeting: September, 2022



Sharon R. Mitchell

The meeting closed at 3:05 pm.

Greta B. Spradling 9-12-2021

Submitted by Greta B. Spradling, Secretary/Treasurer

**Palo Verde Annual Home Owners' Association Meeting
September 12, 2021**

The Home Owners' Association meeting was called to order by HOA Secretary, Greta Spradling, at 2:30 pm, in the Spradling home.

Members present included: John & Greta Spradling and J.T. Johnston. Guest present were Paul Cravey, renter of lots 15 & 16 and J.T.'s sister-in-law. There were no proxies submitted.

HOA President, Mark Wilson, had resigned his position following the passing of his wife, Diane Wilson. Diane died from complications associated to COVID-19. Our sincerest condolences go out to our neighbor Mark.

The minutes from the previous meeting were distributed and read. No changes were made.

Secretary/Treasurer Report: The secretary reported on the American Bank balance as of 8/31/2021 was \$5,242.33. All bills have been paid to include Taxes and Klean Kuts Mowing. Dues collected as of the meeting was \$800.00. There are five lots that have not paid dues and have outstanding mowing charges. A second notice will be mailed.

Old Business: none

New Business: The condition of Lot #4 was discussed. Neighbors have discussed the situation with the owners without observable improvements. The property appears to have trash stacking up, old rusty pipes, cement mixer, collection of equipment and trailers that are unsightly. The newly elected Architectural Committee has been asked to review the HOA/RMA guidelines and evaluate Lot #4 accordingly.

HOA Election of Officers:

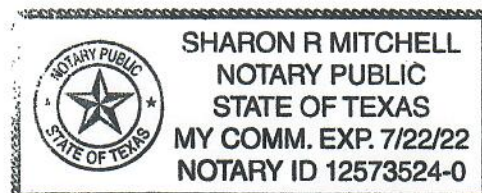
President – John Spradling
Vice President – Mark Wilson
Secretary/Treasurer – Greta Spradling

Architectural Committee: (by virtue of elected positions) John Spradling, J.T. Johnston, and Greta Spradling

Greta B. Spradling

9-12-2021

Submitted by Greta B. Spradling, Secretary/Treasurer



Sharon R. Mitchell

**Palo Verde Annual Home Owners' Association Meeting
September 20, 2020**

The Home Owners' Association meeting was called to order by HOA President, Mark Wilson, at 2:00 pm, in the home of the Wilson's.

Individuals present included: Mark & Diane Wilson, John & Greta Spradling, Jane Hall, Dorothy Powers, Jennifer Coats, and J.T. Johnston.

The minutes from the previous meeting were distributed with the meeting announcement and read. No changes were made.

Old Business: none

New Business: Ester Williams, owner of lots 15 & 16, has passed away. The property is now owned by a company that is in the business of flipping houses. Jane Hall, owner of lot 10, has placed her home up for sale and it is under contract.

The members present agreed that, if there are children living in the neighborhood, the Private Road sign will be removed to allow for School Bus access.

Secretary/Treasurer Report: Greta Spradling provided a written report on correspondence and business conducted over the last 12-months. The minutes from this meeting will be filled for a Management Certificate for the HOA/RMA with the County Clerk's Office.

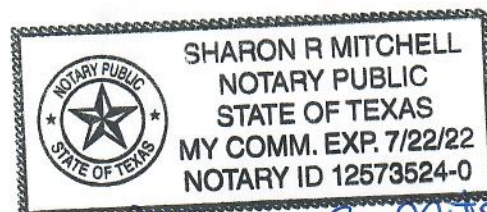
HOA Election of Officers:

President – Mark Wilson
Vice President – Jennifer Coats
Secretary/Treasurer – Greta Spradling

Architectural Committee: Greta Spradling, Cole Coats and Mark Wilson as HOA President

Greta B. Spradling

Submitted by Greta B. Spradling, Secretary/Treasurer



Sharon R. Mitchell

**Palo Verde Annual Road Maintenance Association Meeting
September 20, 2020**

The Road Maintenance Association's annual meeting immediately followed the HOA meeting. RMA President JT Johnston opened the meeting at 2:25 pm.

Individuals present included: Mark & Diane Wilson, John & Greta Spradling, Jane Hall, Dorothy Powers, Jennifer Coats, and J.T. Johnston.

The minutes from the previous meeting were attached to the HOA minutes. No changes were made.

Secretary/Treasurer Report: Greta provided a report on RMA dues and mowing fees. RMA membership notices were mailed in early August. Klean Kut Mowing was hired to mow three times during the year due to the amount of rain during the spring. One absentee lot owner has not paid for their mowing service or RMA Dues. Annual RMA dues are due each September on the day of the annual meeting. The balance of the American National Bank of Texas, as of 8/31/2020 is \$5,397.88.

Old Business: All agreed that the County Road 1157 gravel road was in good condition. Rock was added in May, 2020, at a cost of \$2,250. JT and his son Tom spread the rock for the neighborhood. No additional gravel is needed at this time. The condition is re-evaluated throughout the year.

J.T. hired road work for the community entrance, Highway 903 and CR 1157. The contracted repair cost \$885. It is an improvement from the previous condition.

New Business: Road repair is needed for the curve in the road at the Southwest corner. Quotes are needed on the contractor work to complete the repairs.

A 12-inch, natural gas pipeline will be run through the community in 2021. The line will cross lots 1, 2, 3, 4, 5, and 16. The property owners were notified of the new pipeline. Installation will take 6 to 8 weeks.

RMA Elections:

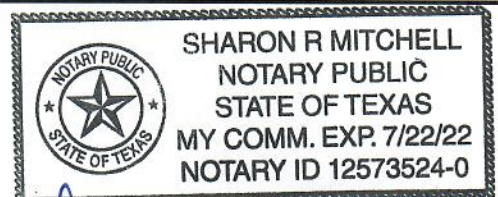
President – J.T. Johnston
Vice President – John Spradling
Secretary/Treasurer – Greta Spradling
Next meeting: September, 2021

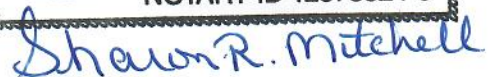
The minutes from the meeting will be provided within 30 days of the meeting to the members of the HOA and RMA, once approved by the Presidents.

The meeting closed at 2:50 pm.



Submitted by Greta B. Spradling, Secretary/Treasurer





**Palo Verde Annual Home Owners' Association Meeting
September 22, 2019**

The Home Owners' Association meeting was called to order by HOA President, Mark Wilson, at 2:10 pm, in the home of the Wilson's.

Individuals present included: Mark & Diane Wilson, Greta Spradling, Jane Hall, and J.T. Johnston.

The minutes from the previous meeting were distributed and read. No changes were made.

Old Business: The condition of Lot 15 and 16 was discussed again this year. The owners, Ester Williams and Lew Williams, have been non-responsive to certified letters, calls, and requests. The pipe fencing is rusted and in a state is disrepair. Old cars sit unmoved year after year. Trash is now left in the yard. It is believed that the resident is unwell.

New Business: New neighbors have moved into Lot 4, Cole and Jennifer Coats. They moved in early September. JT Johnston had invited them to the HOA/RMA meeting.

The Architectural Committee is aware that moving trailers are parked in front of Lot 4. This is allowable for one month during the transition of residence. The new neighbors will be asked to follow the HOA/RMA guidelines in the future.

The members present agreed that, if there are children living in the neighborhood, the Private Road sign will be removed to allow for School Bus access.

Secretary/Treasurer Report: Greta Spradling provided a written report on correspondence and business conducted over the last 12-months. The minutes from this meeting will be filled for a Management Certificate for the HOA/RMA with the County Clerk's Office.

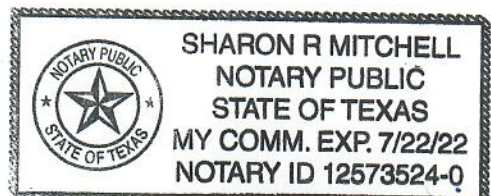
HOA Election of Officers:

President – Mark Wilson
Vice President – JT Johnston
Secretary/Treasurer – Greta Spradling

Architectural Committee: Jane Hall, Greta Spradling, and Mark Wilson as HOA President

Greta B. Spradling

Submitted by Greta B. Spradling, Secretary/Treasurer



Sharon R. Mitchell

**Palo Verde Annual Road Maintenance Association Meeting
September 22, 2019**

The Road Maintenance Association's annual meeting immediately followed the HOA meeting. RMA President JT Johnston opened the meeting at 2:55 pm.

Individuals present included: Mark & Diane Wilson, Greta Spradling, Jane Hall, and J.T. Johnston.

The minutes from the previous meeting were attached to the HOA minutes. No changes were made.

Secretary/Treasurer Report: Greta provided a report on RMA dues and mowing fees. RMA membership notices were mailed out on August 22, 2019. All mowing services have been paid to Klean Kut mowing service. All absentee lot owners have paid for their mowing service. Annual RMA dues are due each September 1. There are a few lots still outstanding. The balance of the American National Bank of Texas, as of 9/2/2019 is \$6,240.88.

New Business: All agreed that the County Road 1157 gravel road was in good condition. Rock was added on March 21, 2019 at a cost of \$1,650. John Spradling spread the rock for the neighborhood. No additional gravel is needed at this time. The condition is re-evaluated throughout the year. John continues to "drag" the road gravel to keep it smooth.

John and J.T. will continue to monitor the neighborhood entrance, Highway 903 and CR 1157. They will discuss and get estimates for contracting repair.

RMA Elections:

President – J.T. Johnston
Vice President – Mark Willson
Secretary/Treasurer – Greta Spradling

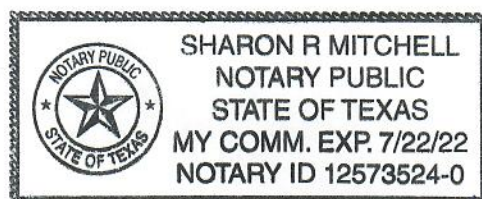
Next meeting: September, 2020

The minutes from the meeting will be provided within 30 days of the meeting to the members of the HOA and RMA, once approved by the Presidents.

The meeting closed at 4:00 pm.

Greta B. Spradling

Submitted by Greta B. Spradling, Secretary/Treasurer



Sharon R. Mitchell

THE STATE OF TEXAS

COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2022-17058 CTF
07/21/2022 02:39 PM



Becky Landrum

Becky Landrum, County Clerk
Hunt County, Texas

Meeting RMA
Johnston
ages were made

membership

Notices were mailed out on August 13, 2021. All mowing services have been paid to Clean Kut mowing service. All accounts for mowing services have been paid for their mowing service. Annual RMA dues for each September 1. There are a few jobs still outstanding. The balance of the American National Bank of Texas, as of 9/21/2022 is \$8,240.88.

New business: All agreed that the County Road 1157 gravel road was in good condition. Rock was added on March 21, 2019 at a cost of \$7,500. John Spaulding asked the rock for the neighborhood. Additional gravel is needed at this time. The condition is re-evaluated throughout the year. John continues to "drag" the rock to keep it smooth.

John and I will continue to monitor the neighborhood around Highway 803 and CR 1157. They will discuss and get estimates for contracting repair.

RMA Elections:

President - T. Johnston
Vice President - Mark Wilson
Secretary/Treasurer - Greg Spaulding

Next meeting: September, 2022

The minutes from this meeting will be provided within 30 days of this meeting to the members of the HOA and RMA, once approved by the President.

The meeting closed at 4:00 pm

Greg Spaulding

Submitted by Greg B. Spaulding, Secretary/Treasurer



Sharon R Mitchell