

Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2024-00000887

As

Recorded On: 01/25/2024 11:56 AM Recordings - Land

Parties: KEY RANCH ESTATES

To: PUBIC

Number of Pages: 4 Pages

Comment:

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(Parties listed above are for Clerks reference only)

**\*\*Examined and Charged as Follows:\*\***

Total Recording: 33.00

**File Information:**

Document Number: 2024-00000887

Receipt Number: 2024-01190

Recorded Date/Time: 01/25/2024 11:56 AM

Recorded By: Janice Hankins

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\*\*\*\*\*DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT\*\*\*\*\*

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 Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk  
Henderson County, Texas

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**Record and Return To:**

KEY RANCH ESTATES  
324 LAZY CANE RANCH RD

TRINIDAD, TX 75163



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
KEY RANCH ESTATES**

STATE OF TEXAS           §  
                                     §     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF HENDERSON §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners' Association Management Certificate for **Key Ranch Estates Property Owners Association**.

1. The name of the subdivision is Key Ranch Estates.
2. The name of the association is Key Ranch Estates Property Owners Association.
3. The recording data for the subdivision is as follows:

Key Ranch Estates Section #1, according to the plat recorded at Cabinet A, slide 313, plat records of Henderson County, Texas.

Key Ranch Estates Section #2, according to the plat recorded at Cabinet A slide 347, plat records of Henderson County, Texas.

Key Ranch Estates Section #3, according to the plat recorded at Cabinet C, slide 14, plat records of Henderson County, Texas.

4. The recording data for the declaration and any amendments to the declaration:

Key Ranch Estates Subdivision Restrictions as Amended February 10, 1981, recorded on or about March 11, 1981, in Volume 938, Page 691, Deed Records of Henderson County, Texas.

5. The Second Amended Bylaws of Key Ranch Estates Property Owners Association were recorded in the official Public Record of Real Property of Henderson County, Texas as on or about May 26, 2022, as document number 2022-00010028.

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- 6. The name, address and email address of the association is:

Key Ranch Estates Property Owners Association  
324 Lazy Cane Ranch Rd.  
Trinidad, TX 75163  
[info@keyranchpoa.com](mailto:info@keyranchpoa.com)

- 7. The name, address, telephone number and email address of the person managing the association or the association's designated representative is:

Marcella McKinney, President, Key Ranch Estates Property Owners Association  
324 Lazy Cane Ranch Rd.  
Trinidad, TX 75163  
903-778-5220  
[ncighvmom@yahoo.com](mailto:ncighvmom@yahoo.com)

Brenda Nielsen, Secretary/Treasurer, Key Ranch Estates Property Owners Association  
324 Lazy Cane Ranch Rd.  
Trinidad, TX 75163  
719-231-4610  
[brendajnielsen@msn.com](mailto:brendajnielsen@msn.com)

- 8. The website address on any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

[www.keyranchpoa.com](http://www.keyranchpoa.com)

- 9. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$300
Updated Resale Certificate Fee	\$75
Transfer Fee	\$75

IN WITNESS THEREOF, this Property Owners' Association Management Certificate is hereby executed by its duly authorized agent on this 25<sup>th</sup> day of Jan, 2024.

Key Ranch Estates Property Owners Association,  
A Texas non-profit corporation.

By: Marcella McKinney

Printed Name: MARCELLA MCKINNEY

Title: PRESIDENT

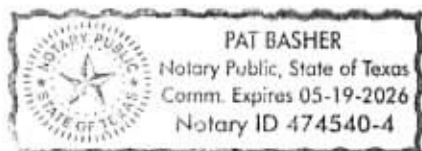
**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF HENDERSON §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, personally appeared Marcella McKinney, President  
(Name) (Title)

of **KEY RANCH ESTATES PROPERTY OWNERS' ASSOCIATION**, a Texas nonprofit corporation, and acknowledged that (s)he executed the foregoing document on behalf of said company.

SUBSCRIBED AND SWORN TO BEFORE ME on this 25 day of January, 2024.



Pat Basher

Notary Public in and for

the State of Texas

My Commission Expires: 5-19-2026