

After recording return to:  
 7R Owners Association, Inc.  
 75001 IH-20  
 Gordon, Texas 76453

**PROPERTY OWNERS' ASSOCIATION  
 MANAGEMENT CERTIFICATE  
 FOR  
 7-R RANCH ESTATES**

STATE OF TEXAS           §  
                                      §       KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF PALO PINTO §

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 7R Owners Association, Inc. ("Association").

1. **Name of the Subdivision:** 7-R Ranch Estates
2. **Name of the Association:** 7R Owners Association, Inc.
3. **Recording data for the Subdivision\*:**
  - a. Certain Plat Records of Palo Pinto County, Texas in Cabinet 1, Volume 8, Page 51, Slide 567, and Volume 9, Page 23, Slide 595, and Volume 9, Page 49, Slide 615, and Volume 9, Page 92, Slide 658, and Volume 9, Page 94, Slide 660, and Volume 9, Page 114, Slide 680, and Volume 9, Page 233, Slide 800, and Volume 9, Page 168, Slide 734, including Phases 1 through 5 of 7-R Ranch Estates subdivision, as amended.
4. **Recording data for the Declaration and any amendments to the Declaration\*:**
  - a. Declaration of Covenants, Conditions and Restrictions 7-R Ranch Estates, Phase 1, dated the 5<sup>th</sup> day of March, 2004, recorded in Volume 8, Page 51, Slide 567, Official Public Records, Palo Pinto County, Texas; as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions 7-R Ranch Estates, Phase 1, dated the 4<sup>th</sup> day of April, 2005, recorded in Volume 1301, Page 907, Official Public Records, Palo Pinto County, Texas; as further amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions 7-R Ranch Estates, Phase 1 and Supplemental Declaration, dated the 23<sup>rd</sup> day of January, 2006, recorded in Volume 1352, Page 660, Official Public Records, Palo Pinto County, Texas (the "2nd Amendment"), which 2nd Amendment amended the title thereof to read "Declaration Of Covenants, Conditions And Restrictions 7-R Ranch Estates"; as further amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions 7-R Ranch Estates and Supplemental Declaration, dated the 15<sup>th</sup> day of February, 2008, recorded in Volume 1497, Page 216, Official Public Records, Palo Pinto County, Texas

annexing Phase Three as part of the 7-R Ranch Estates development; as further amended by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions 7-R Ranch Estates, dated the 1<sup>st</sup> day of December, 2009, filed as Document No. 2009-00008041, Official Public Records, Palo Pinto County, Texas, as further amended by Fifth Amendment to Declaration of Covenants, Conditions and Restrictions 7-R Ranch Estates, dated the 5<sup>th</sup> day of December, 2011, filed as Document No. 2011-00009780, Volume 1913, Page 313, Official Public Records, Palo Pinto County, Texas, as further amended by the Sixth Amendment to Declaration of Covenants, Conditions and Restrictions 7-R Ranch Estates, dated the 9<sup>th</sup> day of October, 2012, filed as Document No. 2012-00006537, Volume 1988, Page 194, Official Public Records, Palo Pinto County, Texas, as further amended by the Seventh Amendment to Declaration of Covenants, Conditions and Restrictions 7-R Ranch Estates, dated the 10<sup>th</sup> day of December, 2013, filed as Document No. 2013-00007371, Volume 2049, Page 369, Official Public Records, Palo Pinto County, Texas, as further amended by the Eighth Amendment to Declaration of Covenants, Conditions and Restrictions 7-R Ranch Estates, dated the 16<sup>th</sup> day of March, 2016, filed as Document No. 2016-00001150, Volume 2137, Page 330, Official Public Records, Palo Pinto County, Texas, as further amended by the Ninth Amendment to Declaration of Covenants, Conditions and Restrictions 7-R Ranch Estates, dated the 31<sup>st</sup> day of May, 2020, filed as Document No. 2020-00005359, Volume 2337, Page 67, Official Public Records, Palo Pinto County, Texas (as amended and supplemented, the "Declaration") regarding certain real property more particularly described in the Declaration.

**5. Name and Mailing Address of the Association:**

7R Owners Association, Inc.  
75001 IH-20  
Gordon, TX, 76453.

**6. Name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative:**

7R Owners Association, Inc.  
c/o Michael Ruff  
75001 IH-20  
Gordon, TX, 76453  
(940) 769-2044  
[info@sundance-club.com](mailto:info@sundance-club.com)

**7. Website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006:**

<https://www.7rranch.com/owners-association-info>

<https://static1.squarespace.com/static/58728fbf3e00be90c7a4f71b/t/587aa5a446c3c4be429d65f3/1484432856567/7R+Ranch+CCR%27s.pdf>

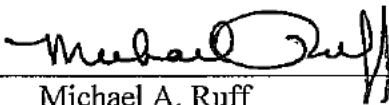
8. **Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision:**

Resale Certificate Fee:	\$375.00
Updated Resale Certificate	\$ 75.00
Statement of Account	\$200.00
New Account Set Up Fee	\$100.00
Transfer Fee	\$220.00
One Day Rush Fee	\$200.00
Three Day Rush Fee	\$150.00

Executed on this 11<sup>th</sup> day of January, 2023.

**ASSOCIATION:**

7R OWNERS ASSOCIATION, INC.  
a Texas non-profit corporation


By:   
Michael A. Ruff  
President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient pursuant to statute and for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

**ACKNOWLEDGEMENT**

STATE OF TEXAS           §  
                                     §  
COUNTY OF Parker   §

This instrument was acknowledged before me on the 11 day of January, 2023, by MICHAEL A. RUFF, President of 7R Owners Association, Inc., a Texas non-profit corporation on behalf of said corporation.

  
Notary Public, State of Texas



**CERTIFIED FILED AND RECORDED**

**OFFICIAL PUBLIC RECORDS**



*Janette K. Green*

Janette K. Green Palo Pinto County Clerk

Palo Pinto County, TX

01/11/2023 02:24 PM

Fee: \$38.00

2023-00000170

POAMC

B: OR V: 2481 P: 516