

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

Document Number: 2021-0017779 -  
Filed and Recorded - Real Records

CERTIFICATE OF OWNERS ASSOCIATION

Grantor: HARRISON STEPHANIE S

Pages: 7

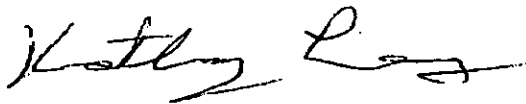
Recorded On: 09/30/2021 12:08 PM

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<b>Recorded On:</b> 09/30/2021 12:08 PM	<b>Notes:</b>     
<b>Document Number:</b> 2021-0017779	
<b>Receipt Number:</b> R2117455	
<b>Amount:</b> \$44.15	
<b>Recorded By:</b> Tod Gathings	

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**  
CANYON CREEK PROPERTY OA



**Management Certificate**  
**(Texas Property Code Section 209.004)**

Name of Subdivision: CANYON CREEK

Subdivision Recording Data: The plats of the Subdivision are recorded in: A-94-B, A-106-B, A-183-B, A-190-B, A-191-A, A-198-B, A-199-A, A-1991-B, A-202-B, A-210-A, A-210-B, A-21-B, A-306-B, A-307-A, A-316-B, B-392, C-100, C-211, C-290, C-349, 1981-0003113 and 1981-0003112 of the Real Property Records of Hood County, Texas.

Declaration Recording Data: The original Covenants and Restrictions on and for a portion of the Canyon Creek Subdivision was recorded on June 16, 1978 in County Clerk's File Number 1978-0000166 of the Real Property Records of Hood County, Texas. The original Covenants and Restrictions on and for a portion of the Canyon Creek Subdivision was recorded on January 16, 1978 in County Clerk's File Number 1978-0000167 and 1978-0000168 of the Real Property Records of Hood County, Texas. The Covenants and Restrictions on and for Canyon Creek Addition Unit 5 was recorded on April 16, 1980 in County Clerk's File Number 1980-0002109 of the Real Property Records of Hood County, Texas. The Covenants and Restrictions on and for Canyon Creek II Unit 4 was recorded on April 25, 1980 in County Clerk's File Number 1980-0002267 of the Real Property Records of Hood County, Texas. The Amendment to the Covenants and Restrictions on and for the Canyon Creek Addition Unit 5 was recorded on May 22, 1980 in County Clerk's File Number 1980-0002738 of the Real Property Records of Hood County, Texas. The Second Amendment to the Covenants and Restrictions on and for the Canyon Creek Addition Unit 5 was recorded on June 11, 1980 in County Clerk's File Number 1980-0003108 of the Real Property Records of Hood County, Texas. The Restrictive Covenants were recorded on June 23, 1981 in County Clerk's File Number 1981-0004848 of the Real Property Records of Hood County, Texas. The Covenants and Restrictions on and for a Portion of The Canyon Creek Subdivision was recorded on July 2, 1981 in County Clerk's File Number 1981-0005030 of the Real Property Records of Hood County, Texas. The Covenants and Restrictions on and for a Portion of The Canyon Creek Subdivision was recorded on July 2, 1981 in County Clerk's File Number 1981-0005031 of the Real Property Records of Hood County, Texas. The Covenants and Restrictions on and for a Portion of The

Canyon Creek Subdivision was recorded on July 2, 1981 in County Clerk's File Number 1981-0005032 of the Real Property Records of Hood County, Texas. The Amendment to the Covenants and Restrictions on and for the Canyon Creek Subdivision Units 6 & 7 was recorded on August 20, 1981 in County Clerk's File Number 1981-0006626 of the Real Property Records of Hood County, Texas. The Amendment to the Covenants and Restrictions on and for the Canyon Creek Subdivision Units 4 & 5 was recorded on February 3, 1982 in County Clerk's File Number 1982-0000770 of the Real Property Records of Hood County, Texas. The Amendment to the Covenants and Restrictions on and for the Canyon Creek Subdivision Units 1 was recorded on May 24, 1982 in County Clerk's File Number 1982-0004190 of the Real Property Records of Hood County, Texas. The Covenants and Restrictions on and for the Canyon Creek Subdivision Units 1, 2, 3, 4, 5, 6, 7 & 8 was recorded on May 26, 1983 in County Clerk's File Number 1983-0005646 of the Real Property Records of Hood County, Texas. The Covenants and Restrictions on and for the Canyon Creek IV Subdivision was recorded on December 22, 1986 in County Clerk's File Number 1986-0013989 of the Real Property Records of Hood County, Texas. The Covenants and Restrictions on and for the Canyon Creek V Subdivision was recorded on May 21, 1987 in County Clerk's File Number 1987-0005436 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek V Subdivision was recorded on September 10, 1987 in County Clerk's File Number 1987-0009946 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek Subdivision Units 1, 2 & 3 was recorded on November 23, 1987 in County Clerk's File Number 1987-0012685 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek II Subdivision Unit 4 was recorded on November 23, 1987 in County Clerk's File Number 1987-0012686 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek Addition Subdivision Unit 5 was recorded on November 23, 1987 in County Clerk's File Number 1987-0012687 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek III Subdivision Units 6, 7, and 8 was recorded on November 23, 1987 in County Clerk's File

Number 1987-0012688 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek IV Subdivision was recorded on November 23, 1987 in County Clerk's File Number 1987-0012689 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek V Subdivision Unit 9 was recorded on November 23, 1987 in County Clerk's File Number 1987-0012690 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek Subdivision were recorded on May 19, 1997 in County Clerk's File Number 1997-0005062 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek Subdivision were recorded on June 15, 2000 in County Clerk's File Number 2000-0007193 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek Subdivision were recorded on March 2, 2005 in County Clerk's File Number 2005-0003316 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek Subdivision were recorded on June 17, 2008 in County Clerk's File Number 2008-0009777 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek Subdivision were recorded on January 14, 2009 in County Clerk's File Number 2009-0000618 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek Subdivision were recorded on December 16, 2009 in County Clerk's File Number 2009-0016557 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek Property Owners Association, Inc. were recorded on February 21, 2013 in County Clerk's File Number 2013-0002216 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions on and for the Canyon Creek Property Owners Association, Inc. were recorded on October 26, 2015 in County Clerk's File Number 2015-0011421 of the Real Property Records of Hood County, Texas. The Amended Covenants and Restrictions of Canyon Creek Property Owners Association, Inc. were recorded on November 4, 2015 in County Clerk's File Number 2015-0011784 of the Real Property Records of Hood County, Texas. The Canyon Creek Property Owners Association

Covenants and Restrictions Amendment were recorded on October 31, 2018 in County Clerk's File Number 2018-0014438 of the Real Property Records of Hood County, Texas. The Canyon Creek Property Owners Association Covenants and Restrictions Amendment were recorded on October 31, 2018 in County Clerk's File Number 2018-0014439 of the Real Property Records of Hood County, Texas.

Name of Association: Canyon Creek Property Owners Association, Inc., a nonprofit corporation

Mailing Address of Association: 2300 Club Drive  
Granbury, Texas 76048

Website of Association: Canyoncreekpoa.com


Name of Person Managing Association: Stephanie S. Harrison, Property Manager

Mailing Address of Person Managing Association: 2300 Club Drive  
Granbury, Texas 76048

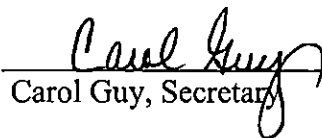
Telephone Number of Person Managing Association: (817) 573-3371

E-mail Address of Person Managing Association: Swolfe.canyoncreekpoa@gmail.com

Property Transfer Fees: The current transfer fee is one hundred and fifty dollars (\$150.00) for the first lot, one hundred dollars (\$100.00) for the second lot and fifty dollars (\$50.00) for three or more lots.

  
Stephanie S. Harrison

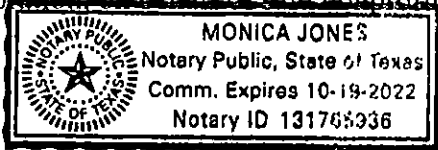
The undersigned hereby certifies that she is the duly elected and qualified Secretary of Canyon Creek Property Owners Association, Inc., a nonprofit corporation that Stephanie S. Harrison is the duly appointed and qualified Property Manager of Canyon Creek Property Owners Association, Inc., a nonprofit corporation that the signature above is Stephanie S. Harrison's genuine signature; and that the foregoing certificate is true and correct.

  
Carol Guy, Secretary

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF HOOD §

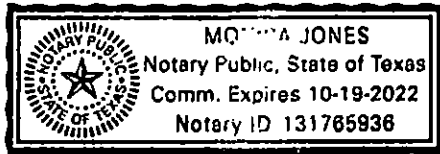
This instrument was acknowledged before me on <sup>Sept</sup> ~~July~~ 22, 2021, by Stephanie S. Harrison as Property Manager of the Canyon Creek Property Owners Association, Inc., a nonprofit corporation, on behalf of said nonprofit corporation.



*Monica Jones*  
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NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF HOOD §

This instrument was acknowledged before me on <sup>Sept</sup> ~~July~~ 22, 2021, by Carol Guy as Secretary of the Canyon Creek Property Owners Association, Inc., a nonprofit corporation, on behalf of said nonprofit corporation.



*Monica Jones*  
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NOTARY PUBLIC, STATE OF TEXAS