

STATE OF TEXAS §
COUNTY OF NAVARRO §

AMENDED MANAGEMENT CERTIFICATE
Pursuant to Section 209.004, Texas Property Code, Revised 2/26/2024

Sweetwater Ranch Homeowners Association, Inc., a Texas non-profit corporation hereby files this Amended Management Certificate as required by Section 209.004 of the Texas Property Code, which supersedes and replaces the Management Certificate filed on March 1, 2024, as Document #6952362 in the Records of Navarro County, Texas.

1. The name of the subdivision is Sweetwater Ranch.
2. The name of the Association is Sweetwater Ranch Homeowners Association, Inc.
3. The recorded data for the subdivision is:
 - a. Plat for Phase I, 54 acres recorded in Vol. #7, pages 21 and 22 of Plat Records and Book #814 of the County Clerk Office of Navarro County, Texas; and
 - b. Plat for Phase II, 184 acres recorded in Vol. #7, pages 67 and 68 of Plat Records and Book #1739 of the County Clerk Office of Navarro County, Texas.
4. The recorded data for the Declaration is:
 - a. The Declaration of Covenants and Deed Restrictions for Phase I and II recorded in the County Clerk Office of Navarro County, Texas in Book #1431, pages 885 to 897 on February 3, 1999.
5. The mailing address of the Association is P.O. Box 37, Kerens, TX 75144.
6. The Association is managed by the Board of Directors of Sweetwater Ranch Homeowners Association, Inc. and may be contacted at the following mailing address: P.O. Box 37, Kerens, TX 75144, telephone 903-519-6814.
7. The Association website is: <https://sweetwaterranchhoa.org/>
8. Resale Certificates may be requested by contacting the Association at SWRanchHOA@gmail.com. The fee relating to a property transfer is: \$0, free of charge.
9. Other information the Association considers appropriate:
 - a. Articles of Incorporation filed with the Secretary of State of Texas on February 2, 1999, Document #6952382.
 - b. Bylaws recorded in the County Clerk Office of Navarro County, Texas in Book 1474, Page 0796 on February 22, 2024.

The Association encourages prospective purchasers and lenders to independently examine the terms and conditions of the Covenants and Deed Restrictions, Bylaws, and other governing documents of the Association, together with obtaining a Resale Certificate and performing all due diligence and inspections of the property and the common areas, at the sole discretion of the purchaser or lender, prior to the purchase or lending of funds for any property located within the Sweetwater Ranch subdivision.

Signed this 6th day of June, 2024.

Sweetwater Ranch Homeowners Association, Inc.

By: Barbara Long
Name: Barbara Long, President

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BEFORE ME the undersigned authority on the 6th day of June, 2024, personally appeared Barbara Long, President, to me known to be the representative of the Sweetwater Ranch Homeowners Association, Inc., and she acknowledged before me that she executed the same for the purposes therein expressed.

Linda Denning
Notary Public, State of Texas
My Commission Expires: 4/8/2027

