

2206240

AFTER RECORDING, PLEASE RETURN TO:

Nocona Hills Owners Association
212 Nocona Drive, Nocona, Texas 76255

STATE OF TEXAS §
COUNTY OF Montague §

**OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
NOCONA HILLS OWNERS ASSOCIATION**

This OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made by the NOCONA HILLS OWNERS ASSOCIATION, a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision**. The name of the subdivision is **Nocona Hills**
2. **Name and Mailing Address of the Association**. The name of the Association is the **Nocona Hills Owners Association**, and its mailing address is 212 Nocona Drive, Nocona, Texas 76255
3. **Recording Data for the Subdivision**. The recording data for the subdivision is as shown on Exhibit A attached hereto.
4. **Name and Contact Information for the Managing Agent of the Association**. The Association's managing agent or the association's designated representative is Anne Neugebauer, 212 Nocona Drive, Nocona, Texas 76255, phone number (940)825-3445 and email nhoaoffice@noconahillsowners.org.
5. **Website**. The Association's website may be found at <https://noconahillsowners.org>

6. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: **\$250.00** as resale certificate fee and **\$250.00** transfer fee.
7. **Property Owner Maintenance Fees.** Annual property owner maintenance fees are: **\$1,200** Residential Fee; **\$350** Unimproved constituted lot fee; **\$3,500** ten lot maximum developer fee.
8. **Other Information.** The recording data for the Association's organization documents is as follows:
 - a. Corporate Charter filed in the Office of the Secretary of State of Texas on May 10, 1971, File No. 29038501.
 - b. Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Nocona Hills Owners Association filed for registration on July 9th, 2018, Document No. 1803715, Official Records of Cooke County, Texas.
 - c. Current Bylaws filed for registration on January 7, 2018, Document No. 00062574, Official Records of Montague County, Texas.
 - d. First Amendment to the Bylaws as of May 24, 2010, filed for registration on May 24 2010, Document V 512 Pg 56 , Official Records of Montague County, Texas.
 - e. Amendment to Deed Restrictions on February 14, 2003, file for registration, Document V 241 Pg 671
 - f. Restrictive Covenants on June 1, 2016 File 1602492, Official Records of Montague County, Texas

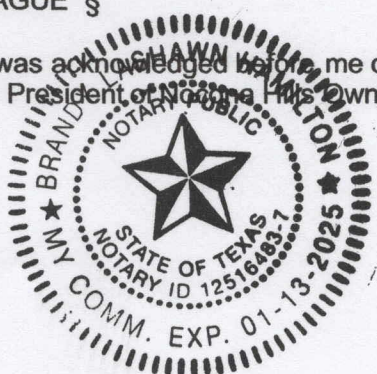
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

NOCONA HILLS OWNERS ASSOCIATION,
A Texas non-profit corporation

BY: *Harry Ryan*
Harry Ryan, President

STATE OF TEXAS §
COUNTY OF MONTAGUE §

This instrument was acknowledged before me on this 22 day of November 2022, By Harry Ryan President of Nocona Hills Owners Association



Shawn Milton
Notary Public, State of Texas

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Those tracts and parcels of real property located in Montague County, Texas and more particularly described as follows:

All property subject to the **Restrictions for Nocona Hills, recorded in the Official Public Records of Montague County, Texas, as follows:**

The recording date for the subdivision is the Restrictive Covenants of Nocona Hills Subdivision as recorded in Volume 241 page 671 of the Deed Records of Montague County, Texas

The Declaration of Nocona Hills Subdivision was recorded on May 10, 1971, and filed in Volume 1, Page 141 Plat Records of records of Montague County, Texas.

Additional References:

Volume 241, Page 671

Volume 603, Page 403-405

Volume 605, Page 517

Volume 605, Page 589

Volume 606, Page 190

Volume 612, Page 602

Book 1 Page 141 Plat Records Lots 1506-2707

Volume 743, Page 563

Volume 930, Page 501

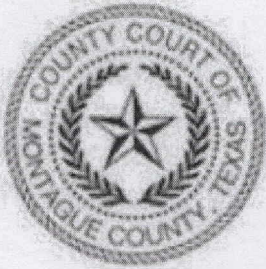
Volume 957, Page 595

FILED FOR RECORD
KIM JONES - COUNTY CLERK
MONTAGUE COUNTY, TEXAS

INST NO: 2206240

FILED ON: NOVEMBER 22, 2022 AT 10:29am

THIS INSTRUMENT CONTAINED 4 PAGES AT FILING



THE STATE OF TEXAS COUNTY OF MONTAGUE
I hereby certify that this instrument was filed on the date and
time stamped hereon and recorded in the instrument of
named record of Montague County, and stamped hereon by
me.

DATE: NOVEMBER 22, 2022
KIM JONES, COUNTY CLERK

A handwritten signature in cursive script, reading "Kim Jones", is written over a horizontal line.

Instrument # 2206240 , 4 Pages

OPR RECORDS