



VG-1922-2022-119037

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 119037

Real Property Recordings

Recorded On: March 28, 2022 10:21 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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.

File Information:

Document Number: 119037
Receipt Number: 20220128000008
Recorded Date/Time: March 28, 2022 10:21 AM
User: Georgina L
Station: cclerk01

Record and Return To:

EAGLE CREEK RANCH OWNER'S ASSOCIATION
11382 FM 775 SUITE 2
FLORESVILLE TX 78114



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX



Eva S. Martinez

Wilson County Clerk
1420 3rd St, Suite 105
Floresville, TX 78114

Main: (830)393-7308 **Fax:** (830)393-7334

Receipt: 20220128000008
Date: 03/28/2022
Time: 10:21AM
By: Georgina L
Station: cclerk01
Status: ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>
1	Real Property Recordings	(LOTPE	119037	4	\$34.00	
				Order Total	(1)	\$34.00

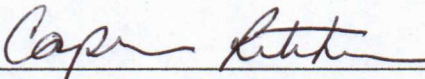
<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	4383		\$34.00
Total Payments				(1) \$34.00
Change Due				\$0.00

EAGLE CREEK RANCH OWNER'S ASSOCIATION
11382 FM 775 SUITE 2
FLORESVILLE, TX 78114

For more information about the County Clerk's office and to search property records online, please visit <http://www.co.wilson.tx.us/page/wilson.County.Clerk>

MANAGEMENT CERTIFICATE FOR
EAGLE CREEK RANCH OWNER'S ASSOCIATION

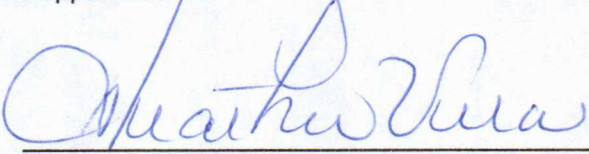
The following information is being provided pursuant to Section 209.004, Texas Property Code:

- 1. Name of Subdivision Eagle Creek Ranch
- 2. Name of the Association Eagle Creek Ranch Owner's Association
- 3. Mailing Address 11382 FM 775 Suite 2
Floresville, Texas 78114
830-393-2090 ACC phone
ecrpoa@gmail.com
- 4. Subdivision Plat Information Lot 268, Sec 2A Vol 5, pgs 51-55 PRWC
- 5. Declaration Information See Attached – Exhibit A
- 6. Association management or Representative Board of Directors
Eagle Creek Ranch Owner's Association
A Texas Non-Profit Corporation

BY: [Caprice Ritcheson, President]

STATE OF TEXAS
COUNTY OF WILSON

This instrument has been acknowledged on the 28th day of DECEMBER, 2021
by the person whose name and signature appears above.




Notary Public, State of Texas

AFTER RECORDING RETURN TO: Eagle Creek Ranch Owner's Association
11328 FM 775 Suite 2
Floresville, Tx 78114

EXHIBIT A

The Declaration Information for your HOA is:

Section 1-A

Subdivision Restrictions for Eagle Creek Ranch Subdivision, Section 1-A, executed on September 12, 1988, recorded in Volume 707, page 347, Official Public Records of Real Property of Wilson County, Texas

Section 1-B

Subdivision Restrictions for Eagle Creek Ranch Subdivision, Section 1-B, executed on April 12, 1989, recorded in Volume 718, page 722, Official Public Records of Real Property of Wilson County, Texas

Section 1-C

Subdivision Restrictions for Eagle Creek Ranch Subdivision, Section 1-C, executed on January 10, 1989, recorded in Volume 714, page 150, Official Public Records of Real Property of Wilson County, Texas

Section 2-A

Subdivision Restrictions for Eagle Creek Ranch Subdivision, Section 2-A, executed on August 28, 1989, recorded in Volume 728, page 572, Official Public Records of Real Property of Wilson County, Texas

Section 2-B

Subdivision Restrictions for Eagle Creek Ranch Subdivision, Section 2-B, executed on June 4, 1990, recorded in Volume 751, page 196, Official Public Records of Real Property of Wilson County, Texas
Amended October 12, 2012

Section 3-A

Subdivision Restrictions for Eagle Creek Ranch Subdivision, Section 3-A, executed on November 26, 1990, recorded in Volume 766, page 187, Official Public Records of Real Property of Wilson County, Texas

Section 3-B

Subdivision Restrictions for Eagle Creek Ranch Subdivision, Section 3-B, executed on February 25, 1991, recorded in Volume 772, page 431, Official Public Records of Real Property of Wilson County, Texas

Section 3-C

Subdivision Restrictions for Eagle Creek Ranch Subdivision, Section 3-C, executed on May 29, 1991, recorded in Volume 778, page 136, Official Public Records of Real Property of Wilson County, Texas

Section 3-D

Subdivision Restrictions for Eagle Creek Ranch Subdivision, Section 3-D, executed on October 16, 1991, recorded in Volume 786, page 685, Official Public Records of Real Property of Wilson County, Texas

EXHIBIT B

Fees charged by Eagle Creek Ranch Owner's Association

- | | |
|---------------------------|-------------------------|
| 1. Yearly dues | \$60.00 |
| 2. Late Fees | 6% annual interest rate |
| 3. Resale Certificate Fee | \$150.00 |
| 4. Title Transfer Fees | \$75.00 |
| 5. NSF Fees | \$35.00 per occurrence |

Deed restrictions available on website at <https://www.eaglecreekranch.org/deed-restrictions>