

Management Certificate
Community of Nolan River Estates

THE STATE OF TEXAS §
COUNTY OF JOHNSON §

The undersigned, being the CONTACT INFORMATION for COMMUNITY OF NOLAN RIVER ESTATES HOMEOWNERS ASSOCIATION (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision(s):

The names of the Subdivision(s) are: NOLAN RIVER ESTATES is located in unincorporated Johnson County Texas and is subject to Deed Restrictions

2. Name of Association:

The name of the Association is COMMUNITY OF NOLAN RIVER ESTATES

3. Recording Data for the Subdivision(s):

The recording data for the subdivision plats are as follows:

The plats of the subject property is of record in Volume 6, Page 5, Volume 7, Pages 23, 65 and 81, and Volume 8, Pages 13 and 14 plat records of Johnson County, Texas.

4. Recording Data for the Declaration(s) and Bylaw(s):

The recording data for the subdivision declaration(s) and bylaws are as follows:

The Declaration of Covenants and Deed Restrictions that are filed under Document Number 1998-15265, Book 2203, Pages 0390-0416; 2003-20159, Book 3065, Page 0511; 2010-22282 of the Official Public Records / Real Property Records of Johnson County, Texas and as amended from time to time.

The Bylaws are filed as Instrument / Document Number 2022-29314 of the Official Public Records / Real Property Records of Johnson County, Texas, and as amended from time to time.

5. Association Information:

The contact information and website for the association is as follows:

Community of Nolan River Estates
Attention: Jon Puryear, Vice President
Address: 4324 Ascot Drive
Cleburne, Texas 76033
Website: www.nolanriverestates.com
Phone: 817-944-6178

6. Designated Representative Information:

The contact for the person or entity managing the association is as follows:

Name: Jon Puryear
Title: Vice President
Community of Nolan River Estates
Address: 4324 Ascot Drive
Cleburne, Texas 76033
Phone Number: 817-944-6178
Email: nrecommunity@gmail.com

7. See Estimated Fee Schedule for Community of Nolan River Estates in Johnson County, Texas. Attached hereto and the Management Certificate as Related to Property Schedule and Transfer.

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

Executed this the 12 day of FEBRUARY, 2025.

Signed: *Jon Puryear*

Name: JOHN R. PURYEAR

Title: VICE PRESIDENT

State of Texas

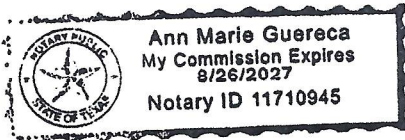
County of Johnson

This instrument was acknowledged before me on this 12 day of February, 2025

By (Name) Jon Puryear, (Title) Vice President

For the Community of Nolan River Estates, a Texas property owners association, on behalf of said association.

Notary Seal:



Notarized By: *Ann Guereca*

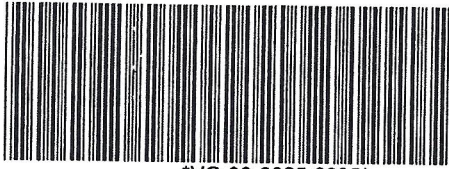
Signed: *Ann Guereca*
Notary Public, State of Texas

**Estimate Fee Schedule for
Community of Nolan River Estates in
Johnson County Texas**

The following information is to assist you in completing the closing statement for real property transactions and to serve as notice for any interested party. This form lists all available products for the Association and should not be considered a recommendation of what to obtain for your real estate closing transaction. Identify the items you will order and enter the corresponding fees on the Closing Statement.

Required Payments	Fee	When Paid
Regular Recurring Assessment Dues Please Note that dues are voluntary but required in order to vote on community issues. Members are highly encouraged to pay dues.	\$50.00	Annually by March 31 st of each recurring year.
Architectural Review Request Architectural reviews are free to active members of the association who are current on annual dues.	\$	Prior to review

Compliance Package	Fee	When Paid
Resale Cert/Statement of Account/Transfer Information	\$300.00	Upon Request/At Closing
Products Included, pertaining to Association: -Any pending litigation of the property referenced in the sales contract. -Architectural Guidelines (see Covenants and Deed Restrictions) -Current Bylaws -Current Covenants and Deed Restrictions -Welcome Letter -Resale Certification & Transfer Information	Included with Resale Certificate/ Statement of Transfer Information	



VG-30-2025-3985

Johnson County
April Long
Johnson County Clerk

COPY

Instrument Number: 2025 - 3985

Real Property Recordings

Recorded On: February 13, 2025 01:11 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 2025 - 3985
Receipt Number: 20250213000171
Recorded Date/Time: February 13, 2025 01:11 PM
User: Bridgett C
Station: CCI15

Record and Return To:

CRNE
C/O JON PURYEAR
4324 ASCOT DR ENV
CLEBURNE TX 76033



**STATE OF TEXAS
Johnson 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 Johnson County, Texas

April Long
Johnson County Clerk
Johnson County TX

April Long