

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
AMENDED
STONEBRIDGE PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS
COUNTY OF MONTAGUE

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- 1. Name of Subdivision: Stonebridge Subdivision
- 2. Name of Homeowners Association: Stonebridge Property Owners' Association, Inc.
- 3. Recording Data for Subdivision: Plat recorded under Cabinet G, Volume 10, Page 537 (Document No. 2402430); Replat of Lot 19R recorded under Cabinet G, Volume 10, Page 549 (Document No. 2500591); and Plat of Stonebridge Subdivision – Phase 2 recorded under Cabinet G, Volume 10, Page 550 (Document No. 2500592) of the Map and Plat Records of the County Clerk of Montague County, Texas
- 4. Recording Data for Declaration: See Exhibit "A"
- 5. Name and mailing address of Association: Stonebridge Property Owners' Association, Inc., 301 Emma Loop, Austin, Texas 78737.
- 6. Contact information for the Association is: Telephone No. (843) 340-9107; Email: jjohnson@myrtlebeachwaterfront.com; Website: www.stonebridge-poa.com
- 7. The association's designated representative is: Charles Duane Christie
- 8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Montague County Clerk as set forth on Exhibit A.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Stonebridge Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.

STONEBRIDGE PROPERTY OWNERS'
ASSOCIATION, INC.

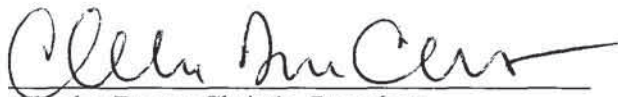
By: 
Charles Duane Christie, President

EXHIBIT "A"

Stonebridge, a subdivision located in Montague County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Stonebridge Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Montague County, Texas, as follows:

DATE RECORDED	MONTAGUE INSTRUMENT NO.	DOCUMENT
May 23, 2024	2402529	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Stonebridge Subdivision
April 18, 2024	2401970	Resolution Of The Board Of Directors Of Stonebridge Property Owners' Association, Inc. Regarding Records Production And Copying Policy
April 18, 2024	2401973	Resolution Of The Board Of Directors Of Stonebridge Property Owners' Association, Inc. Regarding Records Retention Policy
April 18, 2024	2401969	Resolution Of The Board Of Directors Of Stonebridge Property Owners' Association, Inc. Regarding Payment Plan Policy
April 18, 2024	2401971	Resolution Of The Board Of Directors Of Stonebridge Property Owners' Association, Inc. Regarding Procurement Policy
April 18, 2024	2401972	Resolution Of The Board Of Directors Of Stonebridge Property Owners' Association, Inc. Regarding Fine and Enforcement Policy

April 18, 2024	2401974	Bylaws Of Stonebridge Property Owners' Association, Inc., A Nonprofit Corporation
<u>March 27</u> , 2025	<u>2501310</u>	Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Stonebridge Subdivision to Annex Property – Phase 2 to Further Define Common Areas to Confirm Rules for Use of Common Area Lake and Grant Variances

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

INST NO:2501313

FILED ON: March 28, 2025 AT 8:38 AM
THE INSTRUMENT CONTAINED 5 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: March 28, 2025
KIM JONES, COUNTY CLERK

A handwritten signature in cursive script, appearing to read "Kim Jones", is written over a solid horizontal line.

Instrument # 2501313 , 5 Pages

OPR RECORDS