

**Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222**

Document Number: 2025-0005425 -
Filed and Recorded - Real Records

NOTICE

Grantor: JOHN BAUM

Pages: 3

Recorded On: 04/23/2025 02:38 PM

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Recorded On:	04/23/2025 02:38 PM
Document Number:	2025-0005425
Receipt Number:	R255711
Amount:	\$19.00
Recorded By:	Traci Smith

Notes:

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.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Christine C. Leftwich
County Clerk
Hood County, Texas



Return To: In Office

SUZANNE KNIGHT



NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
SKY HARBOUR HOMEOWNERS ASSOCIATION

STATE OF TEXAS

§

KNOW TO ALL MEN BY THESE PRESENTS:

COUNTY OF HOOD

§

NOTICE OF FILING OF DEDICATORY INSTRUMENTS for Sky Harbour Homeowners Association (this "Notice") is made this 23 day of April, 2025, by Sky-Harbour Homeowners Association, Inc., a Texas Nonprofit Corporation (the "Association").

WITNESSETH:

WHEREAS, Sky Enterprises, Inc., a Texas Corporation ("Declarant") desired to "subdivide and plat and said real property and other lands, in installments, from time to time as an orderly development..."; and

WHEREAS, Declarant prepared and recorded Deed Restrictions for Section One through Three of Laguna Tres North ("Laguna") through instruments recorded at Document No. 1970-00DR502 (Sect. 1); 1970-00DR248 (Sect. 2); 1970-00DR247 (Sect. 3); in the Official Public Records of Hood County, Texas (the "Dedications"); and

WHEREAS, Declarant amended the Dedications to change the name of the addition covered by said dedications so that said additions would hereafter be known as Sky Harbour, an addition in Hood County, Texas at Document No. 1971-0DR403A in the Official Public Records of Hood County, Texas; and

WHEREAS, Declarant further prepared and recorded Deed Restrictions for Sections Four through Eleven of the Association through instruments recorded at Document No. 1971-00DR791 (Sect. 4); 1971-0DR1083 (Sect. 5); 1971-0DR1082 (Sect. 6); 1971-0DR1081 (Sect. 7); 1972-00DR213 (Sect. 8); 1972-00DR531 (Sect. 9); 1972-00DR915 (Sect. 10); 1972-RE-184-19 (Sect. 11); in the Official Public Records of Hood County, Texas, as amended and supplemented from time to time (collectively, the "Declaration"); and

WHEREAS, Declarant conveyed property in Sections 1-11 of Sky Harbour Addition to the Association by virtue of that Warranty Deed dated February 28, 1975, recorded at Volume 244, Page 352, of the Official Public Records of Hood County, Texas,

WHEREAS, the Association is the property owners' association created by the Declarant to manage and regulate the property covered by the Declaration, which property is more particularly described in the Declaration and Warranty Deed (Sections 1-11); and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the country in which the property is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the Official Public Records of Hood, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument attached hereto as Exhibit "A" is a true and correct copy of the original and is hereby filed of record in the real property records of Hood County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code. The previous copy is hereby rescinded.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

SKY-HARBOUR HOMEOWNERS
ASSOCIATION, INC.

By: John M. Baum
John M. Baum, President

STATE OF TEXAS
COUNTY OF HOOD

§ § § KNOW TO ALL MEN BY THESE PRESENTS:

This instrument was acknowledged and signed before me on the 16th day of April, 2025, by John Baum, President of Sky-Harbour Homeowners Association, Inc.

Suzanne Knight
Notary Public Signature

