

# PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

YEAR 2023  
INST # 2305393  
PAGE 1 OF 2

NAME OF SUBDIVISION: THUNDERBIRD BAY  
NAME AND ADDRESS OF ASSOCIATION: THUNDERBIRD BAY OWNER'S ASSOCIATION  
4180 IROQUOIS  
MAY, TEXAS 76857  
RECORDING DATA FOR ASSOCIATION DECLARATION:  
NAME OF INSTRUMENT(S): THUNDERBIRD BAY OWNERS ASSOCIATION DEED  
RESTRICTIONS, BY-LAWS OF THUNDERBIRD BAY  
RECORDING INFORMATION DEED: INSTRUMENT #2305183, PAGES 1 - 13, YEAR 2023  
RECORDING INFORMATION BY-LAWS: INSTRUMENT #2305183, PAGES 1 - 13, YEAR 2023  
MAILING ADDRESS OF THE ASSOCIATION:

THUNDERBIRD BAY OWNER'S ASSOCIATION  
C/O JIMMY T. PATE, PRESIDENT, BOARD OF DIRECTORS  
4180 IROQUOIS DR.  
MAY, TEXAS 76857  
325-784-7098

[TBIRDBUSINESS@YAHOO.COM](mailto:TBIRDBUSINESS@YAHOO.COM)

Prospective purchasers are advised to independently examine the Deed Restrictions and By-Laws of the Association, as well as performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

Signed this 29<sup>th</sup> day of September, 2023.

THUNDERBIRD BAY OWNER'S ASSOCIATION

BY:

Jimmy T. Pate  
JIMMY T. PATE

PRESIDENT

STATE OF TEXAS :

COUNTY OF BROWN :

This instrument was acknowledged before me on the 29<sup>th</sup> day of September 2023, by Bryan Taylor, duly authorized agent for Thunderbird Bay Owner's Association, on behalf of said association.

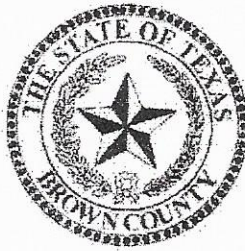


Jamye L. Pate  
Notary Public in and for the State of Texas

My commission Expires: 10-30-26

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101  
BROWNWOOD TX 76801

PHONE (325) 643-2594

**DO NOT DESTROY**  
**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

INSTRUMENT NO. 2305393

FILED FOR REGISTRATION OCTOBER 02, 2023 11:03AM 1PGS \$26.00

SUBMITTER: THUNDERBIRD BAY OWNER'S ASSOCI

RETURN TO:

THUNDERBIRD BAY OWNER'S ASSOCIATION  
4180 IROQUOIS  
MAY TX 76857

I hereby certify that this instrument was FILED in  
file number Sequence on the date and at the time  
stamped hereon by me, and was duly RECORDED in the  
Official Public Records of Brown County, Texas.

By:

Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW