

**AMENDED MANAGEMENT CERTIFICATE
EMERALD BAY HOMEOWNERS ASSOCIATION**

(This certificate replaces and supercedes all previous certificates, including revisions of same.)

The undersigned, being an Officer of Emerald Bay Homeowners Association (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

- 1 The name of the subdivision is Emerald Bay Lake (the "Subdivision Development").
- 2 The name of the Association is Emerald Bay Homeowners Association (the "Association").
- 3 The recording data for the Subdivision Development is as follows and includes all additional plats and amendments thereto as shown in Exhibit "A" to "Management Certificate":

Emerald Bay Lake, Block 1, Unit VII, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 6, Page 179 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit I, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 7, Page 128 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit IB, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 7, Page 129 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit II, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 7, Page 130 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit III, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 7, Page 130 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit IV, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Slide 382D of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit V, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 6, Page 113 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit VI, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 6, Page 130 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit VII, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 6, Page 179 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit VIII, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 6, Page 164 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit IX, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 6, Page 166 and Volume 7, Page 131 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit X, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 6, Page 165 and Volume 7, Page 132 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XI, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 6, Page 167 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XII, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 6, Page 175 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XIV, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Cabinet C, Slide 9-A of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XV, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 7, Page 35 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XVI, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 7, Page 181 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XVII, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 7, Page 146 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XX, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 7, Page 88 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXI, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 7, Page 133 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXII, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Cabinet B, Slide 55 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXIII, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Cabinet B, Slide 269-C of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXIII, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 9, Page 117 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXIV, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 9, Page 117 of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXV, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 7, Page 182B of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXVI, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Volume 6, Page 226-B of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXVII, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Cabinet B, Slide 269-C of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXVIII, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Cabinet B, Slide 348-B of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXIX, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Cabinet C, Slide 84-B of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXX, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Cabinet C, Slide 99-A of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXXI, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Cabinet C, Slide 138-B of the Plat Records of Smith County, Texas.

Emerald Bay Lake, Unit XXXII, a subdivision in Smith County, Texas, according to the Map or Plat thereof recorded at Cabinet D, Slide 373-D of the Plat Records of Smith County, Texas.

- 4 The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Protective Covenants for Emerald Bay, recorded at Volume 1345, Page 143 in the Official Public Records of Smith County, Texas.

Protective Covenants for Emerald Bay, recorded at Volume 1402, Page 600 in the Official Public Records of Smith County, Texas.

Protective Covenants for Emerald Bay, recorded at Volume 1404, Page 432 in the Official Public Records of Smith County, Texas.

Protective Covenants for Emerald Bay, recorded at Volume 1422, Page 727 in the Official Public Records of Smith County, Texas.

Protective Covenants for Emerald Bay, recorded at Volume 1422, Page 733 in the Official Public Records of Smith County, Texas.

Covenants and Restrictions on and for a Portion of Emerald Bay Subdivision, recorded at Volume 1466, Page 603 in the Official Public Records of Smith County, Texas.

Protective Covenants for Emerald Bay, recorded at Volume 2279, Page 430 in the Official Public Records of Smith County, Texas.

Declaration of Restrictive Covenants, recorded at Instrument No: 2008-R00041775 in the Official Public Records of Smith County, Texas.

Declaration of Restrictive Covenants, recorded at Instrument No. 2008-R0004177 6 in the Official Public Records of Smith County, Texas.

Declaration of Restrictive Covenants, recorded at Instrument No. 2008-R00041777 in the Official Public Records of Smith County, Texas.

Declaration of Restrictive Covenants, recorded at Instrument No. 2008-R00041778 in the Official Public Records of Smith County, Texas.

Declaration of Restrictive Covenants, recorded at Instrument No. 2008-R00041779 in the Official Public Records of Smith County, Texas.

Declaration of Restrictive Covenants, recorded at Instrument No. 2008-R00053898 in the Official Public Records of Smith County, Texas.

Declaration of Restrictive Covenants, recorded at Instrument No. 2009-R00009120 in the Official Public Records of Smith County, Texas.

Declaration of Restrictive Covenants, recorded at Instrument No. 2009-R00009121 in the Official Public Records of Smith County, Texas.

Declaration of Restrictive Covenants, recorded at Instrument No. 2009-R00009122 in the Official Public Records of Smith County, Texas.

Declaration of Restrictive Covenants, recorded at Instrument No. 2010-R00005974 in the Official Public Records of Smith County, Texas.

Resolution, recorded at Instrument No. 2010-R00049813 in the Official Public Records of Smith County, Texas.

Resolution of the Board of Directors of Emerald Bay Homeowners Association Regarding Records Retention Policy, recorded at Document No. 00028473 in the Official Public Records of Smith County, Texas.

Resolution of the Board of Directors of Emerald Bay Homeowners Association Regarding Records Production and Copying Policy, recorded at Document No. 00028474 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of Dedicatory Instruments, recorded at Document No. 20160100002793 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of Dedicatory Instruments, recorded at Document No. 20160100002794 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 201601000012502 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 20160100025341 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 20160100034766 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 20170100029589 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 20180100028940 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 20180100040081 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 20190100029814 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 20190100035054 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 20200100002064 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 20200100022088 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202001042020 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202101002403 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202101022859 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202101022860 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202101046976 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202101049173 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202201003026 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202201013567 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202201017351 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202301014517 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202301031994 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202401001189 in the Official Public Records of Smith County, Texas.

Certified Resolution of the Board of Directors of Emerald Bay Homeowner's Association Adoption of Fine and Enforcement Policy, recorded at Document No. 202401005779 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202401011697 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202401031265 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202601000011 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202601009279 in the Official Public Records of Smith County, Texas.

Affidavit for the Filing of an Amendment to Dedicatory Instruments, recorded at Document No. 202601019756 in the Official Public Records of Smith County, Texas.

- 5 The name and mailing address of the Association is:
- Emerald Bay Homeowners Association c/o Emerald Bay Club
208 South Bay Drive
Bullard, Texas 75757
- 6 The name, mailing address, telephone number, and email address of the person or entity managing the Association is:
- Marian Gardner
Emerald Bay Club
208 South Bay Drive
Bullard, Texas 75757
Tel: (903) 825-3388 x 5
Email: businessmgr@emeraldbayclub.org
- 7 The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is www.emeraldbayclub.org.
- 8 The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Club New Member Initiation Fee	\$16,237.50
HOA Initiation Fee	\$500.00
MUD - New Member Initiation	\$2,000.00
Membership Application Fee	\$125.00

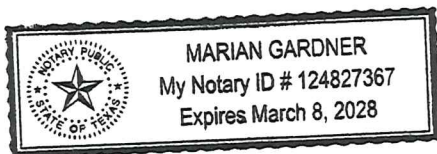
This Amended Management Certificate is effective as of the 3 day of July, 2026.

EMERALD BAY HOMEOWNERS ASSOCIATION, a Texas nonprofit corporation

By: ABClay
Name: ANNETTE BURRHUS-CLAY
Title: SECRETARY

THE STATE OF TEXAS §
COUNTY OF SMITH §

This instrument was acknowledged before me on 3 day of July, 2026, by Annette Burrhus-Clay Secretary for Emerald Bay Homeowners Association, a Texas nonprofit corporation, on behalf of said corporation.



Marian Gardner

Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

EXHIBIT "A"
TO "MANAGEMENT CERTIFICATE"

ATTACHMENT "A"
RECORDING DATA FOR EMERALD BAY SUBDIVISION
LISTED BY UNIT NO.
ALL DOCUMENTS FILED IN SMITH COUNTY, TEXAS

UNIT NUMBER	LOT NUMBERS	DATE FILED	PLAT FILING DATA				COVENANTS FILING DATA	
			VOLUME	PAGE	CABINET	SLIDE	VOLUME	PAGE
I	17-333	8/21/1970	7	128			1345	143
1B	1-16C	8/21/1970	7	129			1345	143
II	27-224	8/21/1970	7	130			1345	143
III	95-328	8/21/1970	7	130			1345	143
IV	1T-8U	3/31/1971					(See Attachment "C")	
V	1-21	8/27/1971	6	113			1402	600
VI	97-99	1/26/1972	6	130			1402	600
VII	101-111	2/16/1972	6	179			1404	432
VIII	117L-123L	8/21/1972	6	164		400-D	1422	727
IX	1W-99WB	8/21/1972	7	131		42-C	1422	727
X	1B-98WB	12/18/1974	7	132		42-D	1422	733
XI	18-16B	8/21/1972	6	167		1-C	1422	727
XIIA	9-16	11/8/1972	6	175			(See Attachment "C")	
XIV	1TA-6TA	7/25/1991			C	9-A	1466	605
XV	7T-12T	9/10/1973	7	35			1466	605
XVI	13T-16T	11/7/1975	7	181			1466	605
XVII	1T-4T	7/14/1975	7	146		46-B	1422	733
XX	1A-16	9/4/1974	7	88			Doc.No.2007-R00046681	
XXI	17-32	12/18/1974	7	133		43-A		
XXII	79-81	11/19/1975			B	55	Doc.No.2010-R00038370	
XX:111	11-27	1/30/1978			B	269-C	1466	605
XX:111	Unplatted (Joyce Quitter)		9	117			1466	605
XX:111	Unplatted (William Lumley)		9	117			1466	605
XX:111	Unplatted (Carolyn Cover)		9	117			1466	605
XXIV	1-30	8/6/1984	9	117			1466	605
(NOTE: Units XX:111 and XXIV are collectively known as Emerald Isle. See comments in Attachment "B.")								
XXV	1-3A	2/8/1983	7	182B		225-D	2220	709
XXVI*	1-21	1/20/1981	6	226-B			1856	513
XXVII	1-26A	6/21/1984			B	269-C	2279	430
XXVIII	1	6/14/1988			B	348-8	Doc. No. 2008-R00007232	
XXIX	Lot 1	4/4/1994			C	84-B	3504	240
XXIX	Lot 2	5/20/1998			C	84-B	Doc. No. 2008-R00007233	
XXX	1-5	7/25/1994			C	99-A	3501	537
XXXI	1-3	10/2/1995			C	138-8	(See Attachment "C")	
XXXII	1B-5A	9/20/2010					Doc. No. 2010-R00050299	
GR PARK**	1-5,110A-119A	2/13/1995			C	119-B&C	3641	778
PEB***	Lot 50N (Harry O'Neil)						3501	537
	Lot 50Y (Michael Bellar)						Doc. No. 2008-R00023337	

NOTE: Lot numbers shown are from original plats. Many of the lots have been replatted or subdivided in their original respective Units.

*UnitXXVI is also known as Emerald Isle II

**Glen Ridge Park, which is a replat of portions of Emerald Bay, Units VI and IX, and is subject to the Covenants and Restrictions which are applicable to those units

***These lots are within the boundaries of Emerald Bay but were acquired by metes and bounds descriptions from the Phillip E. Bean Survey. They are subject to restrictions and covenants cited in their respective deeds of conveyance. Lot numbers are those assigned within the PEB Survey by Smith County Appraisal District.

ATTACHMENT "C"
{amended 11-30-2021}

Units IV and XIA were platted without accompanying covenants and restrictions. Original restrictions for Units XXIII and XXIV were amended by vote of owners and replaced with restrictions which expired. As explained in Attachment "B," these units are subject to covenants filed at Vol. 1466, Page 605.

The following individuals have signed voluntary covenants comparable to those of the majority of the other units if a document registration number is listed opposite their name. Owners who have not yet executed voluntary covenants are listed also.

UNIT NUMBER	LOT NUMBER	DOCUMENT REGISTRATION NUMBER*	OWNERS
IV	1T,1U,1V	2008-R00041775	Janet Russell
IV	5T,5U	2008-R00041775	Richard and Janice Anderson
IV	6T,6U	2008-R00009122	Paul and Susan Rountree
IV	7T, 7U	2008-R00053898	Erik and Mary Eriksen
IV	8T,8U	2008-R00041775	Prudence Arnold
IV	2T,2U		Ronald and Carla Marshall
IV	3T,3U	2010-R00019874	Ben and Lori Iverson
IV	4T,4U		Synphia Adams
XIA	9A	2010-R00005974	Jack and George Ann Davis
	10T, 10U	2010-R00005974	Estate of Minnie Lanell Lake
	11T, 11U	2010-R00005974	David E. Moore
	12T, 12U	2010-R00005974	Michael Ray and Karen Dean
	13T, 13U	2010-R00005974	Donnye M. Storey
	14T, 14U	2010-R00005974	Mildred Martin
	15T, 15U	2008-R00049056	Diana Petrie Hopkins
	16T, 16U		Chuck and Cricket McCray
XXIII	11, 12	2008-R00041777	William M. Carver and Diana R. Chambless
	21	2008-R00041776	Joyce A. Quitter
	22	2008-R00041776	Carolyn Cover
	26	2008-R00041776	Larry F. Hollowell
	26	2008-R00009121	Rosaline H. Hseih
	27	2008-R00041776	Mary Lou McRoberts
	28,29A	2008-R00041776	Linda G. Duffy Trust
	298,30	2008-R00009120	Robert M. and Dianne Worsham
XXIV	6	2008-R00041778	Joseph D. and V. Ruth Landon
	5	2008-R00041779	Robert W. and Eugene Tucker
	3,4	2008-R00041779	Stan A. and Karen Kay Parmlee
	1, 2	2008-R00041776	Robyns' Nest Revocable Family Trust
	10	Vol. 1466, Page 605	Jean Harris
	8, 9	Vol. 1466, Page 605	Leo and Mary Ann Jurica Trusts
	25A	2008-R00041776	Bloom Family Trust
	32	2008-R00041776	Billy G. and Cathy Wright
	33	2008-R00041776	Tom and Marcella Coleman
	34	2008-R00041776	James S. Carr
XXXI	1	2021-202101042207	Robert Jones and Marilyn Sackett
	2	See Note (1)	Paul and Nancy Misso
	3	See Note (1)	Bill and Carol Harris

Note (1): Lots 2 and 3, Unit XXXI, were acquired from the Upper Neches River Municipal Water Authority based on an agreement between the Authority and Emerald Bay Homeowners Association whereby the lots would be conveyed "subject to the terms and conditions of the Emerald Bay Homeowners Association as set forth in its Restrictions and Covenants recorded in Volume 1422, Page 727 of the Official Public Records of Real Property in the County Clerk's office of Smith County, Texas." Those covenants

were filed in conjunction with the plats and dedication of Emerald Bay, Units VII, IX and XI. Those covenants require each lot owner to apply for and be accepted as members of Emerald Bay Club, Inc. and to be subject to covenants and restrictions cited therein. The deeds of conveyance cited that the properties were subject to "restrictions of record," which, in this case would be those of record in Volume 1422, Page 727. Therefore, the Emerald Bay Homeowners Association deems these lots to be subject to the same restrictions as Unit XI, Emerald Bay, which Unit the referenced lots adjoin.

ATTACHMENT "D"

The Emerald Bay Homeowners Association was not created by a deed or plat and dedication. All deed restrictions listed in this document require the owner to be a member in good standing of the Emerald Bay Club, Inc., and to abide by its bylaws, rules and regulations.

The Emerald Bay Homeowners Association was "spun off" by Emerald Bay Club, Inc. by Articles of Incorporation dated March 26, 1987. The stated purposes of the Articles, as set forth in paragraph "4. Purposes," were as follows:

- (1) To acquire from Emerald Bay Club, Inc. all of said Club's rights, title and interest in and to the following property situated in or at the Emerald Bay Subdivision, located on Lake Palestine in Smith County, Texas: (A) streets and roadways, (8) the security guard station at the front entrance of the Subdivision, the security gate on Hicks Drive, (D) the assets acquired or to be acquired by Emerald Bay Club, Inc. from Emerald Bay Water Company, Inc., and (E) such other property conveyed to the corporation by Emerald Bay Club, Inc.; and to own, construct, improve, repair, maintain, manage, operate and care for such properties for the use, benefit, enjoyment and convenience of the property owners in said Subdivision, their lessees and guests and as provided for in the Restrictions and Covenants applicable to said Subdivision.
- (2) To provide or contract for security protection for said Subdivision;
- (3) To provide architectural control pursuant to the Restrictions and Covenants applicable to the said Subdivision.
- (4) To keep the vacant lots in the said Subdivision mowed and clean of debris pursuant to the Restrictions and Covenants applicable to the said Subdivision.

All persons who own lot(s) in Emerald Bay Subdivision are shareholders in the E. B. Homeowners Association, whether or not they are covered by restrictive covenants.

Emerald Bay Club, Inc. acquired from Cherokee Land Co. all the assets enumerated in the Articles cited above, plus the golf course and use permit from the Upper Neches River Municipal Water Authority. The conveyance was by General Warranty Deed filed at Volume 1619, Page 522, Deed Records of Smith County, Texas.

Emerald Bay Club, Inc. succeeded to the right of Cherokee Land Co. to appoint an Architectural Control Committee, which it transferred to Emerald Bay Homeowners Association via the Articles of Incorporation.



VG-151-2026-202601020274

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202601020274

Real Property Recordings
RESTRICTION

Recorded On: July 08, 2026 11:40 AM

Number of Pages: 11

Billable Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$61.00

***** 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.

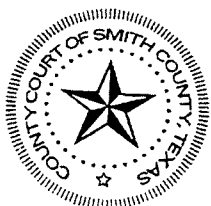
File Information:

Document Number: 202601020274

Receipt Number: 20260708000090

Recorded Date/Time: July 08, 2026 11:40 AM

User: Adrius K



STATE OF TEXAS

Smith 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 Smith County, Texas**

Karen Phillips
Smith County Clerk
Smith County, TX