



MANAGEMENT CERTIFICATE

PELICAN BAY PROPERTY OWNERS' ASSN., INC.

The undersigned, being an Officer of PELICAN BAY PROPERTY OWNERS' ASSN., INC. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision development is Pelican Bay (the "Subdivision Development").
2. The name of the Association is PELICAN BAY PROPERTY OWNERS' ASSN., INC. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Pelican Bay Subdivision Unit 1, a subdivision of record in Franklin County, Texas, according to the map and plat thereof, recorded at Volume H, Page 205, Plat Records of Franklin County, Texas, along with any amendments, supplements or replats thereof.

Owner's Certificate and Declaration of Plat for Pelican Bay Subdivision Unit 1, recorded at Volume H, Page 206, Official Public Records of Franklin County, Texas.

Pelican Bay Subdivision Unit 2, a subdivision of record in Franklin County, Texas, according to the map and plat thereof, recorded at Volume H, Page 214, Plat Records of Franklin County, Texas, along with any amendments, supplements or replats thereof.

Owner's Certificate and Declaration of Plat for Pelican Bay Subdivision Unit 2, recorded at Volume H, Page 215, Official Public Records of Franklin County, Texas.

4. The recording data for the declarations applicable to the Subdivision Development are as follows:

Declaration of Covenants, Conditions and Restrictions for Pelican Bay, recorded at Volume H, Page 208, Official Public Records of Franklin County, Texas.

Amendments to the Declaration of Covenants, Conditions and Restrictions for Pelican Bay, Franklin County, Texas recorded in Volume H, Pages 208-213 having been duly approved by vote (277-13) of membership on January 25, 2014, recorded at Volume 293, Page 107, Official Public Records of Franklin County, Texas.

Declaration of Covenants, Conditions and Restrictions for Pelican Bay, recorded at Volume H, Page 217, Official Public Records of Franklin County, Texas.

Indenture of Trust for Recreational Assets of Homeowner's Association of Pelican Bay and Defining Restrictions Governing Lots Therein, recorded at Volume 179, Page 115, Official Public Records of Franklin County, Texas.

Amendments to the Indenture of Trust for Recreational Assets of Homeowner's Association of Pelican Bay and Defining Restrictions Governing Lots Therein recorded in Volume 179, Pages 115-120 having been duly approved by vote (276-14) of the membership of January 25, 2014, recorded at Volume 293, Page 110, Official Public Records of Franklin County, Texas.

5. The recording data for the bylaws applicable to the Subdivision Development is as follows:

Bylaws for Pelican Bay Property Owners' Association, Inc., recorded at Volume 293, Page 98, Official Public Records of Franklin County, Texas.

6. The recording data for the policies applicable to the Subdivision Development are as follows:

Payment Plan Guidelines Policy and Application of Payments Schedule, recorded at Volume 444, Page 116, Official Public Records of Franklin County, Texas.

Records Production and Copying Policy, recorded at Volume 444, Page 111, Official Public Records of Franklin County, Texas.

Document Retention Policy, recorded at Volume 444, Page 109, Official Public Records of Franklin County, Texas.

7. The name and mailing address of the Association:

Pelican Bay Property Owners' Assn., Inc.
41 Pelican Way
Winnsboro, TX 75494

8. The name, mailing address, telephone number and e-mail address of the Association's managing agent:

Wayne Binder
41 Pelican Way
Winnsboro, TX 75494
(214) 850-9959
POA.PelicanBay@gmail.com

9. The website address of the Association is <https://poapelicanbay.wixsite.com/website>.
10. The Association does not charge a fee to transfer property in the Subdivision Development.

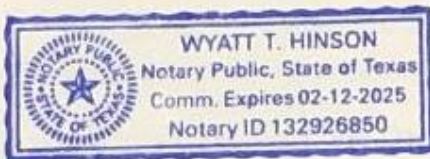
This Management Certificate is effective as of March 25, 2023.

**PELICAN BAY PROPERTY OWNERS' ASSN.,
INC., a Texas nonprofit corporation**

Wayne Binder
BY: Wayne Binder
ITS: President

STATE OF TEXAS §
COUNTY OF TITUS §

This instrument was acknowledged before me on March 28, 2023,
by Wayne Binder, President of PELICAN BAY PROPERTY OWNERS' ASSN., INC., a Texas
nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas