

**Management Certificate  
Of  
The Exotic Isle Homeowners Association**

The undersigned, being an officer of the Exotic Isle Homeowners Association and in accordance with Section 209.004 of the Texas Property Code does hereby certify as follows:

**Name of the subdivision:** Exotic Isle, a Planned Development.

**Name of the association:** Exotic Isle Homeowners Association, a Texas not-for-profit corporation.

**Recording data for the subdivision:** Any and all within Exotic Isle, a planned development, pursuant to the subdivision plat of Exotic Isle recorded in Volume 6 Pages 14 & 15 in Plat Records of Matagorda County, Texas and the repeat therefore as recorded in Volume 6, Pages 26 & 27 of the Plat Records of Matagorda County, Texas and any/all additional land or property which has been annexed into the Exotic Isle Subdivision.

**The recording data for declaration:** Exotic Isle Declaration of Access Easement and Restrictions recorded in Book 484, Page 333 of the Deed Records of Matagorda County, Texas, as amended by that certain Exotic Isle Amendment to Declaration of Access Easement and Restrictions recorded in Book 487, Page 778 of the Deed Records of Matagorda County, Texas, as amended by Exotic Isle Second Amendment to Declaration of Access Easement and Restrictions recorded in Book 566, Page 269 of the Deed Records of Matagorda County, Texas and amended by Declaration of Amendments to Subdivision Restrictions and of A Special Group Assessment recorded in Volume 52, Page 160 of the Official Public Records of Matagorda County, Texas (as amended, the "Original Declaration");

**Name and mailing address of the Association:**

Exotic Isle Homeowners Association  
55 CR 243  
Bay City, Texas 77414

The mailing address of the person managing the association: The association is self-managed.  
The address is the same as the mailing address of the Association.

(Signature Page Follows)

**Signature Page**

This certificate is effective as of the 8<sup>th</sup> day of February 2024

Exotic Isle Homeowners Association, a not-for-profit corporation

By: James Shelton

Printed Name: James Shelton

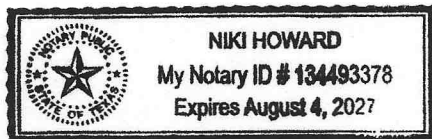
Title: President

THE STATE OF TEXAS §

COUNTY OF Harris §

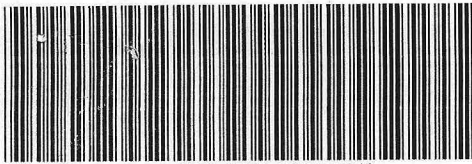
This instrument was acknowledged before me on the 8 day of January 2024,  
by James Shelton, Resident of the Exotic Isle Homeowners Association, Inc. a Texas not-for-profit corporation on behalf of said not-for-profit.

(Seal)



Niki Howard

Notary Public Signature



\*VG-1788-2024-781\*

**Matagorda  
County  
Stephanie Wurtz  
Matagorda County  
Clerk**

\*\*\*\*\* 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:**

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CARYN RUTOWSKY ARNIM  
890 EXOTIC ISLE STREET  
  
BAY CITY TX 77414



STATE OF TEXAS  
COUNTY OF MATAGORDA

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 Matagorda County, Texas.

Stephanie Wurtz  
Matagorda County Clerk  
Matagorda County, TX

*Stephanie Wurtz*