

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2025-00015014

As

Recorded On: 10/20/2025 03:53 PM Recordings - Land

Parties: ENCHANTED PINES ON LAKE PALESTINE HOMEOWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 29.00

File Information:

Document Number: 2025-00015014

Receipt Number: 2025-17662

Recorded Date/Time: 10/20/2025 03:53 PM

Recorded By: Janice Hankins

*****DO NOT REMOVE. 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.

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



Mary Margaret Wright

County Clerk
Henderson County, Texas

Record and Return To:

ENCHANTED PINES ON LAKE PALESTINE
21541 JOE PAUL LANE

CHANDLER, TX 75758



Certificate of Management
Of
Enchanted Pines on Lake Palestine Homeowners Association

The undersigned, being an officer of Enchanted Pines Homeowners Association, A Texas nonprofit association, and in accordance with Section 209.004 of the Texas Property Code, do hereby certify as follows:

1. The name of the subdivision: Enchanted Pines on Lake Palestine Homeowners Association
2. The name of the Association: Enchanted Pines on Lake Palestine Homeowners Association
3. Recording data for the subdivision:

All the certain real property located in Henderson County, Texas made subject to the certain Declaration of Covenants, Conditions and restrictions for Enchanted Pines on Lake Palestine recorded document 2018-00005397 entitled Declaration of Covenants for All Waterfront Lots and Acreage Parcel of Lane in Enchanted Pines on Lake Palestine Phase 1, document # 2018-00010504 recorded July 26, 2018 in Henderson County, document #2019-00006305 recorded on May 6, 2019, document # 2020-00002849 recorded on February 28, 2020, document # 2020-00005654 recorded on May 1, 2020

Amended Bylaws document number 2024-00011288 recorded on August 15, 2024, in Henderson County

Certificate of Formation file # 803675604 recorded June 10, 2020 (State)

Agent of Record 706 document # 970029670002 recorded June 10, 2020 (State)

Agent of Record Certificate of Amendment Form 707 document # 976504290002, recorded July 24, 2025 (State)

Certificate of Management document 2023-00011151 recorded July 2023 in Henderson County, Amended Certificate recorded October 2025

4. The name and mailing address of the Association:

Enchanted Pines on Lake Palestine Homeowners Association
21541 Joe Paul Lane, Chandler, Texas 75758
Email address: President@enchantedpineshoa.org

5. The name, mailing address, telephone number and email of the person managing the HOA:

Name: Tony Putman, President
Mailing Address: 21569 Joe Paul Lane, Chandler, Texas 75758
Telephone Number: (903) 720-2217
Email Address: President@enchantedpineshoa.org

6. Website Address: Not applicable, no website maintained (less than 60 lots)

7. Amount of fees: HOA Annual Fees are Improved lot \$400 per year/ unimproved lot \$300 per year and are due on May 17th of each year. The Association will also charge a late fee of \$50.00 if annual dues are paid later than June 17th each year. If any special assessments are approved by the Board, notifications will be delivered to all members for fee amount and due dates.

8. The association does not charge a Transfer fee or Resale Certificate fee.

This Certificate is effective 10/20/2025

Enchanted Pines on Lake Palestine Homeowners Association

President Tony Putman Date 10-15-2025

This instrument was acknowledged before me on the 15th day off October, 2025.

Notary Republic Signature Shelia Waters 10-15-2025

