

**MANAGEMENT CERTIFICATE
OF
WICHITA BAY ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Wichita Bay Estates Property Owners Association, Inc. a Texas nonprofit corporation (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: Wichita Bay Estates
2. The name of the Association: Wichita Bay Estates Property Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Hunt County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Wichita Bay Estates, recorded as Document No. 2024-19009 in the Official Public Records of Hunt County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Wichita Bay Estates Property Owners Association, Inc.; c/o The Management Trust 9111 Jollyville Road, Suite 275 Austin, TX 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Wichita Bay Estates Property Owners Association, Inc. c/o The Management Trust
Attn:	Chera Wolfe
Mailing Address:	9111 Jollyville Road, Suite 275 Austin, TX 78759
Telephone Number:	(512) 234-3320 x2449
Email Address:	Chera.Wolfe@managementtrust.com

7. Website to access the Association's dedicatory instruments: [my.managementtrust.com]
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$200.00

Resale Certificate Fee - \$360.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

This Certificate is effective as of the date this instrument is Recorded.

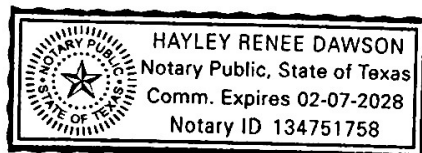
WICHITA ESTATES PROPERTY OWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Justin Scrivner
Title: Member

THE STATE OF TEXAS §
 §
COUNTY OF Hunt §

This instrument was acknowledged before me on the 22 day of September,
2025, by Justin Scrivner as member of Wichita Estates
Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

THE STATE OF TEXAS
COUNTY OF HUNT

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of HUNT County, Texas.

2025-17190 MISC
09/22/2025 10:28 AM



[Signature]
Becky Landrum, County Clerk
Hunt County, TX