



VG-1788-2021-7888

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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DENNIS IMWALLE
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BROOKSHIRE TX 77423



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

Doc # 7888

THE STATE OF TEXAS §

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COUNTY OF MATAGORDA §

**MANAGEMENT CERTIFICATE
PURSUANT TO SECTION 209.004, TEXAS PROPERTY CODE**

DOWNEY'S CANEY CREEK CLUB LOT OWNERS' ASSOCIATION, INC., a Texas Non-Profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is: Downey's Caney Creek
2. The name of the association is: Downey's Caney Creek Club Lot Owners Association, Inc.
3. The recording data for the subdivision is:

	Volume	Page	Plat File No.
Downey's Caney Creek Club	3	11-13	173 A thru 175B
Section 2	4	15-18	219A thru 220B
Section 2	4	31	227A
Section 3	4	23-27	223A thru 225A
Section 4	4	30	226B
Section 5	4	47	235A
Section 6	4	48-50	235B thru 236B
Unit 6	5	2	237B thru 238B
Section 7	5	5	239A & B
Section 8	5	8-10	240B thru 241B
Section 9	5	11-12	242A & B
Section 10	5	13-15	243A thru 244A
Section 12	5	17	245A thru 246B
Section 13	5	28	250B
Section 14	5	24	248B thru 250A
Unit 15 & Replat of Lot 582 of Section 14	5	29	251A thru 253A
Section 16	5	41-43	257A thru 258A
Section 17	6	1	267A & B
Section 18	6	28	80A thru 281A
Section 19	6	45	28A & B
Section 20 & Replat of Section 17 (Lots 117-120)	6	53	293A thru 294B

4. The recording data for the declaration is:
 - Section 2 – Volume 4 at Page 31
 - Section 3 – Volume 4 at Page 13-27
 - Section 4 – Volume 4 at Page 30
 - Section 5 – Volume 4 at Page 47
 - Section 6 – Volume 4 at Page 48 – 50
 - Section 7 – Volume 5 at Page 5 – 6
 - Section 8 – Volume 5 at Page 8 – 10
 - Section 9 – Volume 5 at Page 11 – 12
 - Section 10 – Volume 5 at Page 360
 - Section 12 – Volume 5 at Page 13 – 15
 - Section 13 – Volume 5 at Page 28
 - Section 14 – Volume 5 at Page 24
 - Section 15 – Volume 5 at Page 29 – 33
 - Section 16 – Volume 5 at Page 41 – 43
 - Section 17 – Volume 6 at Page 1 – 2
 - Section 18 – Volume 6 at Page 28 – 29
 - Section 19 – Volume 6 at page 45 – 46
 - Section 20 – Volume 6 at Page 53 – 56
5. The name of the Association is DOWNEY'S CANEY CREEK CLUB LOT OWNERS' ASSOCIATION, INC. and the mailing address of the association is 25150 Highway 457, Sargent, Texas 77414.
6. The name and the mailing address of the person managing the association or association's designated representative is Jason Cordoba, 85 Oak Drive, Suite 102, Lake Jackson, Texas 77566. The email address is jason@cordobafirm.com.
7. Other information the association considers appropriate is:
 - a. Articles of Incorporation filed in the Office of the Secretary of State of Texas on July 29, 1974, File No. 34662501.
 - b. Current Bylaws effective as of December 31, 2012, filed for registration in the Official Public Records of Matagorda County, Texas.

- c. The association charges a property transfer fee of \$0.
- d. The association's website is www.dcccloa.com

SIGNED this 5th day of November, 2021.

DOWNEY'S CANEY CREEK CLUB LOT OWNER'S ASSOCIATION, INC.

BY: Dennis Imwalle
President

THE STATE OF TEXAS

COUNTY OF MATAGORDA

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The above instrument was acknowledged before me by Dennis Imwalle,
President of Downey's Caney Creek Club Low Owner's Association, Inc.

[Signature]
Notary Public-In and For the State of Texas

After Filing Return to:

Jay F. Gibson
Cordoba Law Firm, PLLC
85 Oak Drive, Suite 102
Lake Jackson, Texas 77566

