



VG-85-2025-107193

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 107193

Real Property

CERTIFICATE

Recorded On: April 11, 2025 01:25 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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:

Instrument Number: 107193
Receipt Number: 20250411000064
Recorded Date/Time: April 11, 2025 01:25 PM
User: Brenda L
Station: Recording01

Record and Return To:

CAROLINA COVE COMMUNITY IMPROVEMENT ASSOCIATION



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED in the Instrument Number sequence on the date/time printed
hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

2025 MANAGEMENT CERTIFICATE

PURSUANT TO SECTION 209.004, TEXAS PROPERTY CODE

THE STATE OF TEXAS *

COUNTY OF WALKER *

CAROLINA COVE COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas Non-Profit Corporation and Property Owner's Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

- (A) The name of the subdivision is: Carolina Cove Subdivision
- (B) The name of the association is: CAROLINA COVE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
- (C) The recording data (plats) for the subdivision is:
 - a. Section 1: Volume 194, page 672;
 - i. Section 1: Marina Minor Plat: Volume 1102, pages 625 - 629
 - b. Section 2: Volume 188, page 653 and 655;
 - c. Section 3: Volume 174, page 584
- (D) The recording data for the declarations is:
 - a. Volume 208, page 160, et seq (Carolina Development Company Restrictions);
 - b. Volume 221, page 732, et seq (Affidavit of Developer);
 - c. Volume 286, page 032, et seq (Amendment to Deed Restrictions May 31, 1996);
 - d. Volume 409, page 552, et seq (By Laws dated April 25, 1994);
 - e. Volume 525, page 135-136, et seq. (Amended Carolina Cove Restrictions August 30, 2002);
 - f. Volume 949, page 668 et seq (By Laws dated November 19, 1994)
 - g. Volume 1073, page 473, et seq (By Laws dated April 27, 2013)
 - h. Volume 1141, page 607, et seq (Gift deed dated September 5, 2014)
 - i. Agreed Final Judgment, dated July 23, 2023, in Cause No. 2130058, Coy Clayton, et al vs. Carolina Cove Community Improvement Association, et al, filed in the 12th Judicial District Court of Walker County, Texas Volume, page,
 - j. Agreed Final Judgment, dated July 24, 2023, in Cause No. 2130065, Sherre Estes-Stanley, et al vs. Carolina Cove Community Improvement Association, et al, filed in the 12th Judicial District Court of Walker County, Texas
- (E) The mailing address of the association is: P.O. Box 107, Riverside, Texas 77367
- (F) The name and the mailing address of the person managing the association or the association's designated representative is: President of Board of Directors, Care of Tim Hertel, 40 Lake Shore Dr. Huntsville, TX 77320. The email address is cccia@carolinacovesubdivision.org. The phone number is 804.621.3061
- (G) The website for CCCIA is carolinacovesubdivision.org
- (H) The 2025 Maintenance Fee for each lot per year is \$72 per lot and is payable on July 1 of each year. There is no transfer fee charged by the association in connection with the sale or transfer of property.
- (I) Other information the association considers appropriate is:
 - a. Volume 409, page 545, et seq (Certificate of Incorporation);
 - b. Volume 409, page 546, et seq and Volume 949, page 648, et seq (Articles of Incorporation);

- c. Volume 1016, page 351, et seq (Resolution of the Board of Directors of Carolina Cove Community Improvement Association, Inc. Concerning Books and Records);
- d. Volume 1016, page 364, et seq (Resolution Adopting Alternative Payment Schedule Guidelines for Carolina Cove Community Improvement Association, Inc).

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This management certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association.

SIGNED this 11th day of APRIL, 2025.

CAROLINA COVE COMMUNITY IMPROVEMENT ASSOCIATION, INC.

BY: _____

TIMOTHY HERTEL, President

THE STATE OF TEXAS *

COUNTY OF WALKER *

The above instrument was acknowledged to before me by Timothy Hertel,
President of Carolina Cove Community Improvement Association, Inc. on this 11th day of
April of 2025.

Julie Anne Bolding

NOTARY PUBLIC, STATE OF TEXAS

After Filing Return to:

CCCIA Secretary
P.O. Box 107
Riverside, Texas 77367-0107

