



MANAGEMENT CERTIFICATE
FOR
SUNDOWNER PROPERTY OWNERS ASSOCIATION

State of Texas §
County of Wood § KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being a duly authorized representative of Sundowner Property Owners Association, Inc, a Texas non-profit corporation, and in accordance with section 209.004 of the Texas Property Code:

- 1. The name of the subdivision: Sundowner Lake and Ranch Resort
- 2. The name of the association: Sundowner Property Owners Association, Inc
- 3. The recording data for the subdivision: see EXHIBIT A
- 4. The recording data for the declaration: see EXHIBIT A
- 5. The name and mailing address of the association:

Sundowner Property Owners Assoc
307 Private Road 6601
Mineola TX 75773

- 6. The association is self-managed. The name of its designated representative:

SPOA's Treasurer
307 Private Road 6601
Mineola TX 75773

email: treasurer@sundownerlake.org

- 7. Property Transfer fees: A fee in the amount of \$50.00 is charged to transfer an association membership.
A fee in the amount of \$100.00 is charged for the preparation of a Resale Certificate.

Executed on this 19 day of May, 2022

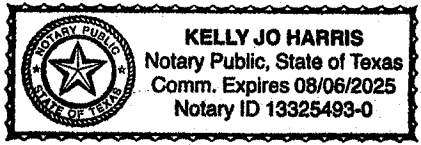
Sundowner Property Owners Association, Inc

Glenn Tracy Griffin
Glenn Tracy Griffin
Treasurer, Sundowner Property Owners Association, Inc

State of Texas §
 §
County of Wood §

BEFORE ME, the undersigned notary public, on this 19 day of May 2022 personally appeared Glenn Tracy Griffin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Kelly Jo Harris
Notary Public in and for the State of Texas



Return to:

SPOA
307 Private Road 6601
Mineola TX 75773

EXHIBIT A

- Plat map – recorded 7/30/1971 in Wood County, Instrument no. 1971-00077209
- Revised Plat map – recorded 2/14/1983 in Wood County, Instrument no. 1983-00076737
- Covenants and Restrictions – Notice, dated 4/1/1981 – recorded 8/17/1981 in Wood County, Instrument no. 1981-00057624
- Covenants and Restrictions – Amendment, dated 1/27/1995 – recorded 1/27/1995 in Wood County, Instrument no. 1995-00062710
- Covenants and Restrictions – Amendment, dated 1/8/1999 – recorded 1/8/1999 in Wood County, Instrument no. 1999-00030009
- Covenants and Restrictions – Reformatting, dated 3/18/2002 – recorded 5/4/2005 in Wood County, Instrument no. 2005-00035645
- Covenants and Restrictions – Reformatting, dated 2/25/2007 – recorded 3/28/2008 in Wood County, Instrument no. 2008-00086052
- Covenants and Restrictions – Reformatting, dated 6/8/2009 – recorded 8/12/2010 in Wood County, Instrument no. 2010-00010699
- Bylaws – Revisions and Updates, dated 4/9/2005 – recorded 5/4/2005 in Wood County, instrument no. 2005-00035644
- Bylaws – Revisions and Updates, dated 2/24/2007 – recorded 3/28/2008 in Wood County, instrument no. 2008-00086053.

THE STATE OF TEXAS
COUNTY OF WOOD

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

2022-00005735 spyron
05/19/2022 11:57 AM



Kelley Price

Kelley Price, County Clerk
Wood County, Texas