

\*VG-751-2024-201\*

Anderson  
County  
Mark Staples  
Anderson County  
Clerk

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**Document Number:** 2024 - 201

Real Property Recordings

PROPERTY OWNERS ASSOCIATION MANAGEMENT  
CERTIFICATE

Recorded On: January 18, 2024 02:46 PM

Number of Pages: 2

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

Total Recording: \$25.00

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\*\*\*\*\* 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:**

Document Number: 2024 - 201  
Receipt Number: 20240118000031  
Recorded Date/Time: January 18, 2024 02:46 PM  
User: Sheila W  
Station: anco\_ws349

**Record and Return To:**

AERO ESTATES  
11668 TAILSPIN TRAIL  
  
FRANKSTON TX 75763



STATE OF TEXAS  
COUNTY OF ANDERSON

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 Anderson County, Texas.

Mark Staples  
Anderson County Clerk  
Anderson County, TX

*Mark Staples*

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE (TEXAS PROPERTY CODE 209.004)**

Association PROPERTY OWNERS' ASSOCIATION OF AERO ESTATES, INC.

✓ Subdivision Name Aero Estates  
✓ Mailing Address 11668 Tailspin Trail  
Frankston, Texas 75763  
Website aeroestates.org

Association Designated Representative Lucas Wagenaar, President POAAE  
903-530-9025  
Lwagenaar17@gmail.com

Subdivision Recording Data:

1. The Plat in Cabinet D, Slide 80, Cabinet D, Slide 245, Plat Records of Henderson County, Texas
2. The Plat in Cabinet D, Slide 191, Plat Records of Henderson, County, Texas
3. The Plat in Cabinet B Slide 206, Plat Records of Anderson County, Texas

Declaration Recording Data:

1. "Aero Estates Restrictions and Covenants" recorded at Volume 1053, Page 110 of the Real Property Records of Henderson County, Texas
2. "Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Aero Estates" recorded in Volume 2323, Page 653 of the Real Property Records of Henderson County, Texas

**Board of Directors**

As elected by the membership of PROPERTY OWNERS' ASSOCIATION OF AERO ESTATES, INC.

2023

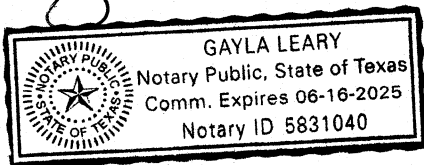
President - Lucas Wagenaar  
Vice President - Pat Rhoads  
Treasurer - Jeanette Wilke  
Secretary - Denise Walker  
Member at large - vacant

2024

President - Lucas Wagenaar  
Vice President - Pat Rhoads  
Treasurer - Jeanette Wilke  
Secretary - Robert ("Robbie") Culver  
Member at large - Doug Robertson

The undersigned hereby certifies that he is the duly elected and qualified President of the Property Owners' Association of Aero Estates, Inc., and that the information contained in the foregoing certificate is true and correct.

  
Lucas Wagenaar, President POAAE



The instrument was acknowledged before me on 10 day of January, 2024

Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2024-00000618

As

Recorded On: 01/18/2024 01:45 PM Recordings - Land

Parties: AERO ESTATES

To: PUBLIC

Number of Pages: 2 Pages

Comment:

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(Parties listed above are for Clerks reference only)

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

Total Recording: 25.00

**File Information:**

Document Number: 2024-00000618

Receipt Number: 2024-00804

Recorded Date/Time: 01/18/2024 01:45 PM

Recorded By: Janice Hankins

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\*\*\*\*\*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:**

AERO ESTATES  
11668 TAILSPIN TRAIL

FRANKSTON, TX 75763



**PROPERTY OWNERS' ASSOCIATION**  
**MANAGEMENT CERTIFICATE (TEXAS PROPERTY CODE 209.004)**

Association PROPERTY OWNERS' ASSOCIATION OF AERO ESTATES, INC.

Subdivision Name Aero Estates

Mailing Address 11668 Tailspin Trail  
Frankston, Texas 75763

Website aeroestates.org

Association Designated Representative Lucas Wagenaar, President POAAE  
903-530-9025  
Lwagenaar17@gmail.com

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2023

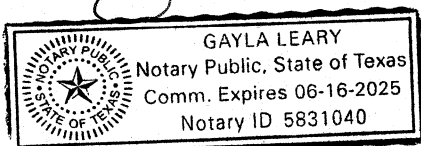
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Member at large - vacant

2024

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Vice President - Pat Rhoads  
Treasurer - Jeanette Wilke  
Secretary - Robert ("Robbie") Culver  
Member at large - Doug Robertson

The undersigned hereby certifies that he is the duly elected and qualified President of the Property Owners' Association of Aero Estates, Inc., and that the information contained in the foregoing certificate is true and correct.

  
\_\_\_\_\_  
Lucas Wagenaar, President POAAE



This instrument was acknowledged before me on 18 day of November, 2023