

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2025-00010974

As

Recorded On: 08/04/2025 11:29 AM Recordings - Land

Parties: PROPERTY OWNERS ASSOCIATION OF AERO ESTATES INC

To: PUBLIC

Number of Pages: 2 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 25.00

File Information:

Document Number: 2025-00010974

Receipt Number: 2025-13027

Recorded Date/Time: 08/04/2025 11:29 AM

Recorded By: Janice Hankins

*****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:

PROPERTY OWNERS ASSOCIATION OF
11668 TAILSPIN TRAIL

FRANKSTON, TX 75763



Property Owners' Association
Management Certificate (Texas Property Code 209.004)

Name of Subdivision **Aero Estates Airpark**

Name of Association **Property Owners' Association of Aero Estates, Inc**

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

Recording Data for the Declaration

1. Aero Estates Restrictive Covenants recorded at Volume 1053 page 110 of Real Property Records, Henderson County, Texas
2. "Amended and Restated Declarations of Covenants, Conditions, and Restrictions of Aero Estates" recorded in Volume 2323, Page 653 of the Real Property Records of Henderson County, Texas
3. Current Dedicated Instrument - Restrictive Covenants and Bylaws can be found at <http://aeroestates.org/>

Name and Mailing address of Association

POAAE
11668 Tailspin Trail
Frankston, Texas 75763

Name, Mailing address, Telephone number and e-mail address of the person managing

Lucas Wagenaar, President POAAE
24660 Chandelle Lane
Frankston, Texas 75763
903-530-9025
Lwagenaar17@gmail.com

Website address of website where dedicatory instruments are available

<http://aeroestates.org>

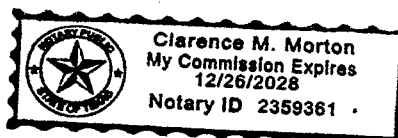
Additional Information

Please note that Aero Estates has restrictions concerning purchase of property at Aero Estates. These restrictions require purchaser to hold an FAA certificate or license such as a pilot certificate. See CCRs for complete details

The Undersigned hereby certifies that he or she 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

I hereby Certify that this instrument was acknowledged before me on the 1 day of Aug 2025 by Lucas Wagenaar, President of Property Owners Association of Aero Estates, Inc, a nonprofit corporation, on behalf of said corporation.




Notary Public, State of Texas



VG-751-2025-5137

Anderson
County
Mark Staples
Anderson County
Clerk

Document Number: 2025 - 5137

Real Property Recordings

PROPERTY OWNERS ASSOCIATION MANAGEMENT
CERTIFICATE

Recorded On: August 04, 2025 02:26 PM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$25.00

***** 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:

Document Number: 2025 - 5137
Receipt Number: 20250804000062
Recorded Date/Time: August 04, 2025 02:26 PM
User: Melissa H
Station: ANCO_WS467

Record and Return To:

PROPERTY OWNERS ASSOCIATION OF AERO ESTATES INC
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)

Name of Subdivision **Aero Estates Airpark**

Name of Association **Property Owners' Association of Aero Estates, Inc**

Subdivision Recording Data

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11668 Tailspin Trail
Frankston, Texas 75763

Name, Mailing address, Telephone number and e-mail address of the person managing

Lucas Wagenaar, President POAAE
24660 Chandelle Lane
Frankston, Texas 75763
903-530-9025
Lwagenaar17@gmail.com

Website address of website where dedicatory instruments are available

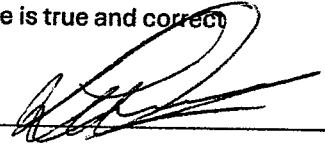
<http://aeroestates.org>

Additional Information

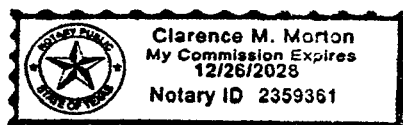
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Property Owners' Association of
Aero Estates Inc
11668 Tailspin Trail
Frankston, TX 75763


Lucas Wagenaar, President POAAE

I hereby Certify that this instrument was acknowledged before me on the 1 day of Aug 2025 by Lucas Wagenaar, President of Property Owners Association of Aero Estates, Inc, a nonprofit corporation, on behalf of said corporation.




Notary Public, State of Texas