

**MANAGEMENT CERTIFICATE FOR
CORDELL OAKS PROPERTY OWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

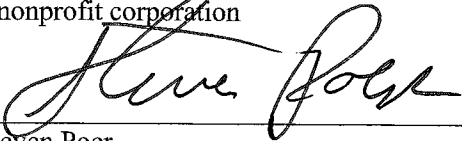
COUNTY OF GUADALUPE

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Cordell Oaks Property Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** Cordell Oaks Subdivision
- 2) **Name of the Association:** Cordell Oaks Property Owners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Volume 9, Page 313-314 (Instrument No. 202099017196) of the Map and Plat Records of Guadalupe County, Texas.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**
Cordell Oaks Property Owners' Association, Inc.
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.cordelloaks.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**
PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-302-4738
admin@pmibluebonnetrealty.com
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.
Association Transfer Fee: \$100
- 8) **Fee(s) related to Property Transfer:**
 - **Management Transfer Fee - \$275.00**

This Management Certificate is effective as of the 11th day of April, 2024.

CORDELL OAKS
PROPERTY OWNERS' ASSOCIATION, INC.,
A Texas nonprofit corporation

By: 
Name: Steven Poer
Title: Community Manager and Agent for POA

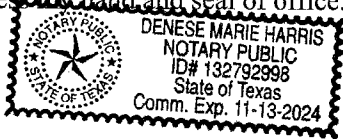
THE STATE OF TEXAS

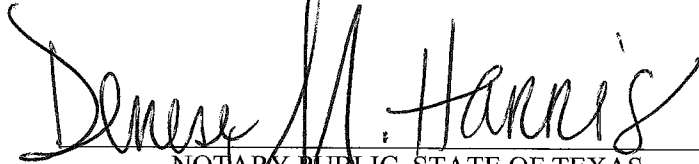
COUNTY OF Blanco

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CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Cordell Oaks Property Owners' Association, Inc. on the 23 day of April 2024, to certify which witness my hand and seal of office.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

EXHIBIT "A"

GUADALUPE INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 202099017196	07/07/2020	New Subdivision Plat Filing
Document No. 202099017431	07/08/2020	Declaration of Restrictive Covenants of Cordell Oaks
Document No. 202099037696	12/23/2020	Bylaws of Cordell Oaks Property Owners' Association, Inc.
Document No. 202099037695	12/23/2020	First Amended and Restated Declaration of Restrictive Covenants of Cordell Oaks
Document No. 202299035586	11/23/2022	Affidavit to the Public
Document No. 202499007954	04/10/2024	Resolution Adopting Records Production and Copying Policy for Cordell Oaks Property Owners Association, Inc.
Document No. 202499007961	04/10/2024	Resolution Adopting Records Retention Policy for Cordell Oaks Property Owners Association, Inc.
Document No. 202499007953	04/10/2024	Resolution Adopting Procurement Policy for Cordell Oaks Property Owners Association, Inc.
Document No. 202499007962	04/10/2024	Resolution Adopting Payment Plan Policy for Cordell Oaks Property Owners Association, Inc.

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202499008979
Recorded On: April 23, 2024 12:33 PM
Total Pages: 4
Total Fees: \$33.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20240423000070
User: Victoria D
Station: Production 1

Return To:
Simplifile

**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX