

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2024-0009256 -
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: CATALINA BAY OWNERS ASSOCIATION INC

Pages: 3

Recorded On: 07/17/2024 03:07 PM

**This page is a permanent part of the document.
Do Not Destroy**

| | | |
|-------------------------|---------------------|-----------------------------------|
| Recorded On: | 07/17/2024 03:07 PM | Notes: |
| Document Number: | 2024-0009256 | |
| Receipt Number: | R2410314 | |
| Amount: | \$19.00 | |
| Recorded By: | Simplifile | |

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 Hood County, Texas**



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To:

MANNING & MEYERS, ATTORNEY'S AT LAW
4340 NORTH CENTRAL EXPRESSWAY
DALLAS, TX 75206



MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of July 15, 2024 by Catalina Bay Owners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Catalina Bay has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Catalina Bay filed of record on or about July 19, 2003 (the "Declaration") and recorded at Volume 1928, Page 502 in the Real Property Records of Hood County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Catalina Bay.

WHEREAS, the Association was duly formed on September 6, 2002, as Catalina Bay Owners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Catalina Bay.
2. Name of the Association. The name of the Association is the Catalina Bay Owners Association, Inc. and is located at Hood County, Texas. The mailing address for the Association is PMI Metroplex Properties, PO Box 211327, Bedford, TX 76095.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Hood County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about July 19, 2003 (the "Declaration") recorded at Volume 1928, Page 502 in the Real Property Records of Hood County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about January 5, 2016 at Instrument #2016-0000096;
- On or about February 27, 2018 at Instrument #2018-0002248; and,
- On or about June 17, 2019 at Instrument #2019-0007714;

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

PMI Metroplex Properties

PO Box 211327
Bedford, TX 76095

6. Manager of the Association. The telephone number for the manager of the Association is 817 952 9009 x1 and the email address for the manager of the Association is hoa@pmimetroplexproperties.com

7. Website for the Association. The website for the Association is www.pmihoa.com


8. Resale Certificates: Resale Certificates may be requested by contacting PMI Metroplex Properties at hoa@pmimetroplexproperties.com. The cost of a Resale Certificate is \$275.00. The cost of a Working Capital Contribution is \$500.00. The cost of a Transfer Fee is \$250.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Catalina Bay Owners Association, Inc., a Texas non-profit corporation

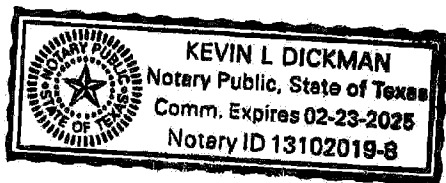
By:


Authorized Representative for
Catalina Bay Owners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 15th day of July, 2024 by Erin Schwaiblmair Authorized Representative for Catalina Bay Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

