

Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2024-00003834

As

Recorded On: 03/22/2024 02:31 PM Recordings - Land

Parties: CHEROKEE SHORES OWNER'S ASSOCIATION

To: PUBLIC

Number of Pages: 4 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 33.00

**File Information:**

Document Number: 2024-00003834

Receipt Number: 2024-04714

Recorded Date/Time: 03/22/2024 02:31 PM

Recorded By: Marilet Zumaya

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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

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**Record and Return To:**

CHEROKEE SHORES OWNER'S  
PO BOX 1126

MABANK, TX 75147



THE STATE OF TEXAS {

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COUNTY OF HENDERSON {

**CHEROKEE SHORES OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE**

**As required by Section 209.004 of Texas Residential Property Owners Protection Code**

- 1) The name of the subdivision: Cherokee Shores
- 2) The name of the association: Cherokee Shores Owners Association
- 3) The recording data for the subdivision is:
  - (a) Section A: Plat recorded in Volume D, page 121
  - (b) Sections B and C: Plat recorded in Volume C, pages 361-362
  - (c) Section D: Plat recorded in Volume C, page 393
  - (d) Section D, lots 83-115 and 867-909: Plat recorded in Volume D, page 23
  - (e) Section D, lots 143-173, 180-196, and 216-234: Plat recorded in Volume D, page 7
  - (f) Section E, lots 1A, and 1-1037: Plat recorded in Volume D, page 24
  - (g) Section E, lots 1038-1077 and lots 867-909: Plat recorded in Volume D, page 82
- 4) The recording data for the declarations are:
  - (a) Deed Restrictions:
    - (i) Section A: Restrictions recorded in book 1121, page 295
    - (ii) Sections B and C: Restrictions recorded in Volume 860, page 820
    - (iii) Section D: Restrictions recorded in book 926, page 193
    - (iv) Section D, lots 83-115 and 867-909: Restrictions recorded in Volume 982, page 1
    - (v) Section D, lots 143-173, 180-196, and 216-234: Restrictions recorded in Volume 952, page 830
    - (vi) Section E, lots 1A, and 1-1037: Restrictions recorded in Volume 982, page 8
    - (vii) Section E, lots 1038-1077 and lots 867-909: Restrictions recorded in Volume 1061, page 493
  - (b) Amended Deed Restrictions:

(i) Sections A-E: Instrument/document number 2019-00016453

- 5) The name and mailing address of Cherokee Shores Owners Association is PO Box 1126, Mabank, TX 75156
- 6) The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative:  
Vincent Perucca, President  
903-451-4039  
president@cherokeeshores.org
- 7) The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006.  
www.cherokeeshores.org
- 8) The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision:  
(a) Transfer Fee: \$50.00

**CHEROKEE SHORES OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE**

Signed this 19<sup>th</sup> day of March, 2024

Cherokee Shores Owners Association

By: 

Name: Vincent Perucca

Title: President

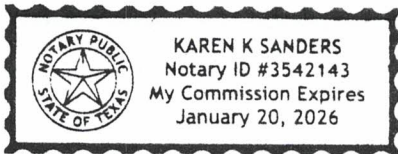
The State of Texas

County of Henderson

The above instrument was acknowledged before me by Vincent Perucca,

The President of Cherokee Shores Owners Association

on this 19th day of March, 2023.



A handwritten signature in blue ink that reads "Karen Sanders". The signature is written in a cursive style and is positioned above a horizontal line.

NOTARY PUBLIC STATE OF TEXAS