


To be recorded in Real Property Records of Smith County, Texas  
and Texas Real Estate Commission (aka TREC)  
**Baker Plantation Owners Association, Inc.**  
**MANAGEMENT CERTIFICATE**  
As Required by Section 209.004, Texas Property Code

1. **Name of development:** Baker Plantation
2. **Subdivision information.** Baker Plantation is an addition in Smith County, Texas according to the plats thereof recorded in Cabinet D, slide 291 of the Plat Records of Smith County, Tyler and all that certain tract or parcel of land situated in the F Williams Sur A-1032, Smith County, Texas.
3. **Declaration information;** Lots in the Baker Plantation subdivision are subject to DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS AND EASEMENTS for Baker Plantation Owners Association, Inc. recorded on February 10, 1999, as Document Number #99-R0005250, in the Real Property Records, Smith County, Texas, as it may be amended or supplemented from time to time.
4. **Name of property homeowner's association.** *Baker Plantation Owners Association, Inc.*
5. **How to contact the association through its managing agent.**  
SouthPoint Property Management, Inc. Phone: (903) 521-3121  
17968 FM 2493 #17 Email: resale@southpointpm.com  
Flint, TX 75762 Website: southpointpm.com
6. **Other information the association considers appropriate.** *Transfer Fee for Resale Certificate. \$300*

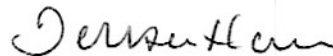
**DATED** Effective as of September 1, 2023

Baker Plantation Owners Association, Inc.  
a Texas nonprofit corporation

By:   
Name: Craig Conser  
Title: Director

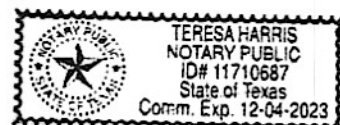
STATE OF TEXAS §  
COUNTY OF SMITH §

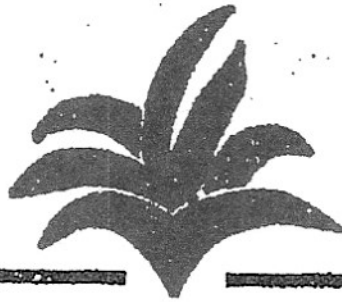
Sworn to and subscribed before me on this 17<sup>th</sup> day of September, 2023, by Craig Conser,  
Director for the Baker Plantation Owners Association, Inc.



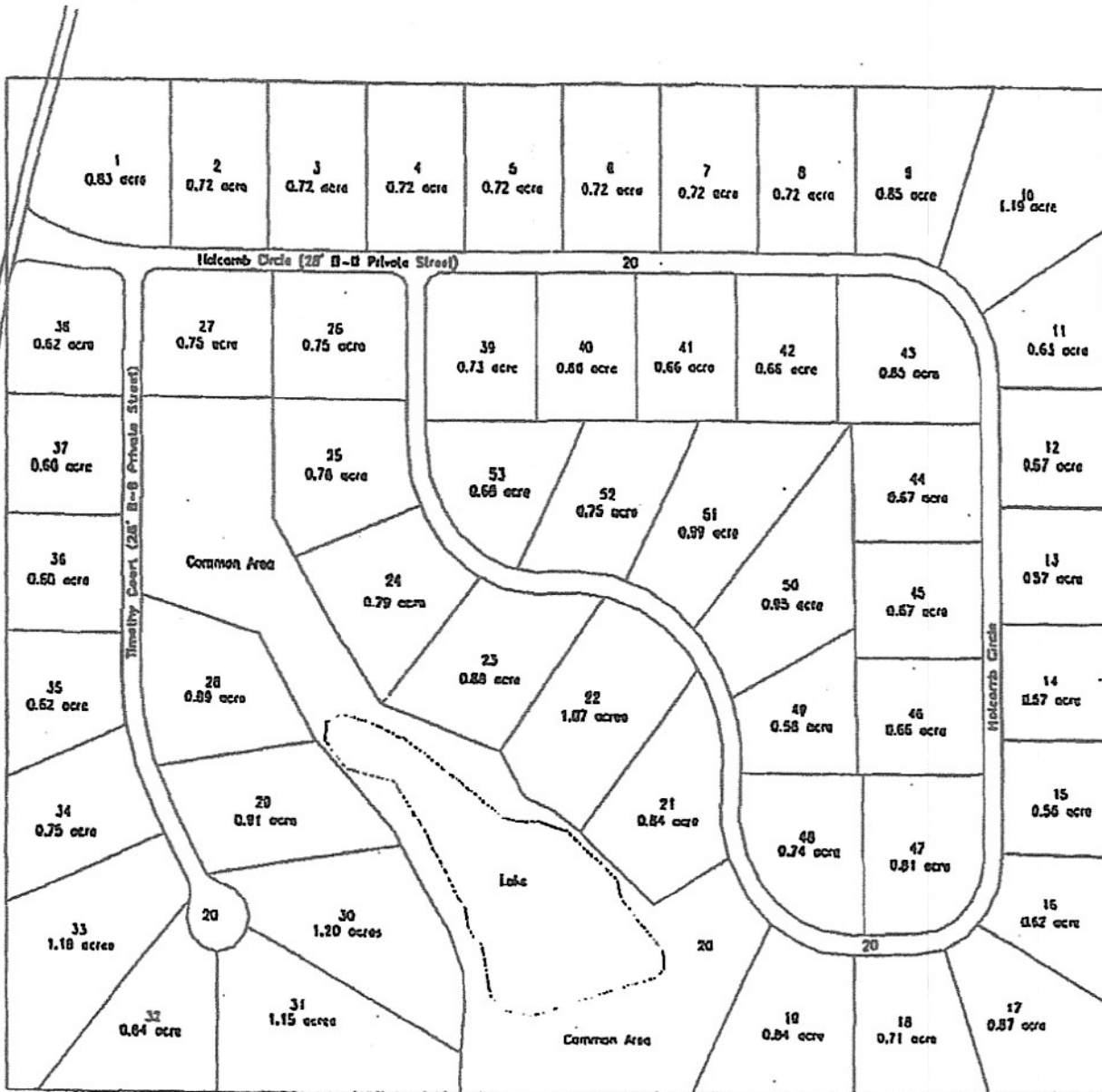
NOTARY PUBLIC

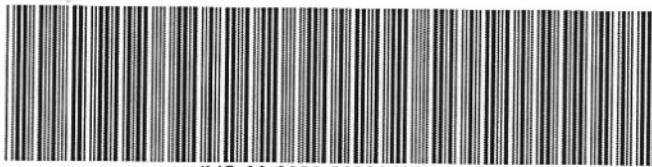
**AFTER RECORDING, PLEASE RETURN TO:**  
SouthPoint Property Management, Inc.  
17968 FM 2493 #17, Flint, TX 75762





# BAKER PLANTATION





\*VG-93-2023-202301027418\*

Smith County  
Karen Phillips  
Smith County Clerk

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Document Number: 202301027418

Real Property Recordings  
CERTIFICATE

Recorded On: September 12, 2023 08:48 AM

Number of Pages: 3

Billable Pages: 2

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" Examined and Charged as Follows: "

Total Recording: \$30.00

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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: 202301027418

Receipt Number: 20230912000017

Recorded Date/Time: September 12, 2023 08:48 AM

User: Jennafer M



STATE OF TEXAS  
Smith County

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 Smith County, Texas

Karen Phillips  
Smith County Clerk  
Smith County, TX