

**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2024-00005251

As

Recorded On: 04/17/2024 09:36 AM **Recordings - Land**

Parties: POINT LA VISTA SUBDIVISION

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 29.00

File Information:

Document Number: 2024-00005251

Receipt Number: 2024-06266

Recorded Date/Time: 04/17/2024 09:36 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



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright".

County Clerk
Henderson County, Texas

Record and Return To:

MANNING & MEYERS, ATTORNEY'S AT
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 April 16, 2024 by Point La Vista Property Owners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Point La Vista Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Point La Vista Subdivision filed of record on or about May 8, 1978 (the "Declaration") and recorded at Volume 837, Pages 271-278 and Volume 837, Pages 282-290 in the Real Property Records of Henderson County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Point La Vista Subdivision.

WHEREAS, the Association was duly formed on July 22, 1985, as Point La Vista Property 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 Point La Vista Subdivision.
2. Name of the Association. The name of the Association is the Point La Vista Property Owners Association, Inc. and is located at Henderson County, Texas. The mailing address for the Association is Rose City Property Management located at 108 N. Houston St., Bullard TX 75757.
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 Henderson County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about May 8, 1978 (the "Declaration") recorded at Volume 837, Pages 271-278 and Volume 837, Pages 282-290 in the Real Property Records of Henderson County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Rose City Property Management
108 N. Houston St.
Bullard, TX 75757

6. Manager of the Association. The telephone number for the manager of the Association is 903.630.6355 and the email address for the manager of the Association is lonna@rosecitymanagement.com.

7. Website for the Association. The website for the Association is <https://app.townsq.io/login>.*

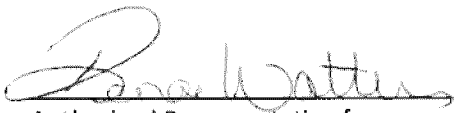
8. Resale Certificates: Resale Certificates may be requested by contacting Rose City Property Management at resales@themacgroupco.com or at <https://www.homewisedocs.com>. The Resale Fee is \$350.00 and shall be payable to Rose City Property Management. The Transfer Fee is \$200.00 and shall be payable to Rose City Management.

**Please Note: Supplementary documents may be requested for an additional fee through Homewisedocs.com.*

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

ASSOCIATION:

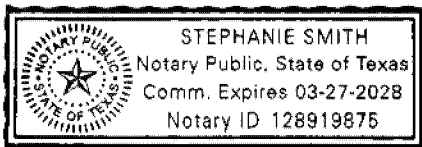
Point La Vista Property Owners Association, Inc., a Texas non-profit corporation

By: 
Authorized Representative for
Point La Vista Property Owners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF HENDERSON §

This instrument was acknowledged before me on this 16 day of April, 2024 by Renee Walters, Authorized Representative for Point La Vista Property 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