

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**THE DOCKS @ POC PROPERTY OWNERS' ASSOCIATION, INC.****STATE OF TEXAS**

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COUNTY OF CALHOUN

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1. Name of Subdivision: The Docks @ POC Subdivision
2. Name of Homeowners Association: The Docks @ POC Property Owners' Association, Inc.
3. Recording Data for Subdivision: Instrument No. 2024-02802 of the Map and Plat Records of the County Clerk of Calhoun County, Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: The Docks @ POC Property Owners' Association, Inc., P.O. Box 2218, Johnson City, Texas 78636
6. Contact information for the Association is: Telephone No. (512) 844-6781 ; Email ; dbraun21363@yahoo.com
7. The association's designated representative is: David Denbow
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Calhoun County Clerk as set forth on Exhibit A.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for The Docks @ POC Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.

THE DOCKS @ POC PROPERTY OWNERS' ASSOCIATION, INC.

By: David Denbow, President

THE STATE OF TEXAS

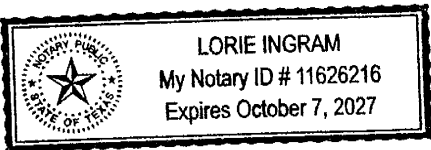
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COUNTY OF CALHOUN

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared David Denbow, who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of The Docks @ POC Property Owners' Association, Inc. and that by authority duly given and as the act of The Docks @ POC Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 23rd day of September 2024.



Lorie Ingram

Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

The Docks @ POC Property Owners' Association, Inc.
P.O. Box 2218
Johnson City, Texas 78636

EXHIBIT "A"

The Docks @ POC, a subdivision located in Calhoun County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Docks @ POC Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Calhoun County, Texas, as follows:

DATE RECORDED	CALHOUN INSTRUMENT NO.	DOCUMENT
October 8, 2024	<u>2024-03067</u>	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Docks @ POC Subdivision
October 8, 2024	<u>2024-03068</u>	Resolution Of The Board Of Directors Of The Docks @ POC Property Owners' Association, Inc. Regarding Records Production And Copying Policy
October 8, 2024	<u>2024-03069</u>	Resolution Of The Board Of Directors Of The Docks @ POC Property Owners' Association, Inc. Regarding Records Retention Policy
October 8, 2024	<u>2024-03070</u>	Resolution Of The Board Of Directors Of The Docks @ POC Property Owners' Association, Inc. Regarding Payment Plan Policy
October 8, 2024	<u>2024-03071</u>	Resolution Of The Board Of Directors Of The Docks @ POC Property Owners' Association, Inc. Regarding Procurement Policy

October 8, 2024	<u>2024-03072</u>	Resolution Of The Board Of Directors Of The Docks @ POC Property Owners' Association, Inc. Regarding Fine and Enforcement Policy
October 8, 2024	<u>2024-03073</u>	Bylaws Of The Docks @ POC Property Owners' Association, Inc., A Nonprofit Corporation
October 8, 2024	<u>2024-03074</u>	The Docks @ POC Architectural Guidelines

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2024-03075

CTF Fee: \$37.00
10/08/2024 09:47 AM ksmith



Anna M. Goodman

Anna Goodman, County Clerk
Calhoun County, Texas