

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR

Property Owners Association of Sunset Bay

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate."

STATE OF TEXAS §

COUNTY OF ARANSAS §

Subdivision Name: Sunset Bay in Rockport

Name of POA: Property Owners' Association of Sunset Bay

Certificate of Formation for Non-profit Corporation: Filing No. 800783537 Dated: March 7, 2007
Document #: 162725480002

Declaration of Covenants, Conditions, and Restrictions for Sunset Bay dated the 20th day of February, 2007. File no. 289514. Recorded in the map records in the office of the County Clerk of Aransas County, TX, Volume 5 page 247.

Control Transfer Date: April 21, 2008

Amended Bylaws File No. 384646 filed with County Clerk of Aransas County

GLO Coastal Public Lands Easement No. CE20090004 Port Bay aka Puerto Bay, Aransas County, TX

Mailing Address of Association:

POA of Sunset Bay

149 Sunrise Dr.

Rockport, TX 78382

Email: info@sunsetbaypoa.org

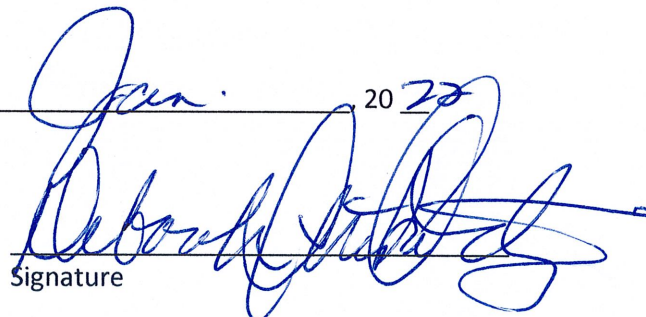
Website: www.sunsetbaypoa.org

Current Board of Directors: Debbie Ortiz, President
Rick Gonzalez, Vice President
Andy Clubb, Vice President at large
Nicole Bloomer, Treasurer
Stacy Thole, Secretary
Tim Raub, Executive Director

File No. 319794 for: Payment Plan Policy
File No. 319795 for: Records Production Policy
File No. 319797 for: Records Retention Policy

File No. 384646 for: Detached Structures Policy
Pier Policy
Pond and Pool Policy
Rules of Conduct Policy
Late Fee, Finance Charge, Violation Fee Policy
Vehicles, Equipment and Machinery Policy
Regulations Highlights

Association Current Annual Fee (mandatory): \$305
Current Resale Certificate Fee for property transfers: \$100
Current Resale Certificate Packet for property transfers: \$300

Executed this 27th of Jan. 20 22

Signature

STATE OF TEXAS §
COUNTY OF Tarrant §

On this day personally appeared to me Deborah Christa-Ortiz President of POA
(Name) (Title)

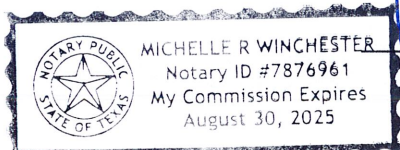
OF SUNSET BAY, known to me through the following method of identification:


Drivers License to be the person's whose name is subscribed to the forgoing instrument,

and acknowledged to me that the same was her act, and that this document was executed for the

purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF
January, 2022.




Notary Public, State of Texas

389121

(E) 3pp Total
2/30+ cert copy \$37 pd.
Raub Law Firm, PC
814 Leopard street
Corpus Christi, Tx
78401

FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS

AT 2:02p. M.

SCANNED

FEB 10 2022

INDEXED

STATE OF TEXAS—COUNTY OF ARANSAS I hereby certify that this instrument was
FILED on the date and at the time affixed hereon by me and was duly RECORDED in
the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS
as stamped hereon by me.



Carrie Arrington
CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS