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2025 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 215.013

THE STATE OF

TEXAS COUNTY OF

TRINITY

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KNOW ALL MEN BY THESE PRESENTS:

NAME: TRINITY COVE IMPROVEMENT ASSOCIATION, INC.

ADDRESS: P.O. Box 334, Trinity, Texas 75862

- (A) The name of the subdivision is: TRINITY COVE.
- (B) The name of the association is: TRINITY COVE IMPROVEMENT ASSOCIATION, INC., the physical address of the association is 104 Sunrise Dr., Trinity, Texas 75862, and the mailing address is P.O. Box 334, Trinity, Texas 75862.
- (C) The website of the Association is: <https://trinitycove.info/>
- (E) The email address for the Association is: tcia2012@yahoo.com
- (F) The phone number for the Association is: 936-594-3278
- (G) The name and mailing address of the person managing the association or the association's designated representative is: **RALPH P. WYNN, JR.**, P.O. Box 334, Trinity, Texas 75862.
- (H) The recording data for currently effective dedicatory instruments filed in the Official Public Records of Trinity County, Texas, are as follows:
 - (1) Articles of Incorporation for Trinity Cove Improvement Association, Inc. - Volume 1033, Page 0827 (0829)- attached to Management Certificate;
 - (2) Articles of Amendment to Articles of Incorporation of Trinity Cove Improvement Association, Inc. - Volume 1033, Page 0827 (0831) - attached to Management Certificate;
 - (3) Statement of Change of Registered Office/Agent - Volume 1033, Page 0827 (0834) - attached to Management Certificate; and
 - (4) Corrected Consolidated, Restated and Amended Restrictions and Reservations for Trinity Cove Subdivision- Volume 985, Page 1; and
 - (5) Alternative Payment Schedule Guidelines for Trinity Cove Property Owners Association, Inc. - Volume 1032, Page 0727.

(I) BYLAWS IDENTIFICATION:

- (1) Bylaws of Trinity Cove Improvement Association - Volume 919, Page 430, Official Public Records, Trinity County, Texas;
- (2) Bylaws of Trinity Cove Improvement Association - Volume 991, Page 33, Official Public Records, Trinity County, Texas;
- (3) Amended and Restated Bylaws of Trinity Cove Improvement Association - Volume 991, Page 33, Official Public Records, Trinity County, Texas; and
- (4) Amended and Restated Bylaws of Trinity Cove Improvement Association - Volume 1049, Page 0770, Official Public Records, Trinity County, Texas.

(J) OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:

Maintenance Fees - \$150.00 per lot, per year
Transfer Property Fee - \$300.00 per lot
Late Fees - 6% of amount owed
Payment Plans (Preparation Fee) - \$30.00
Resale Certificate - \$375.00 Maximum
Updated Resale Certificate - \$75.00
Lien Fee - \$50.00
Lien Release Fee - \$30.00

Curable Deed Restriction Violations – include but not limited to:

Non-Maintenance of dwelling or other structures-exterior maintenance of primary dwelling and/or other structures, such as but not limited to garages, storage sheds, workshops, painting, roofing, siding, door, windows.
\$100.00/month
Non-Maintenance of landscape- not maintain general landscape such as lawn mowing, shrub trimming, debris needing removed.
\$100.00/month
Abandoned vehicles- no vehicles with expired registration, no vehicles on blocks, no vehicles with missing tires or noticeable parts or parked in/on roadway
\$100.00/month
Keeping of livestock, poultry or any other farm animal including horses
\$100.00/month
An act constituting a threat to health or safety
\$100.00/month
Short term rental violation i.e. AirBnB, VRBO or any other third party agency
\$300.00/month

OFFICERS:

President:	Ralph P. Wynn Jr.
Vice-President:	David Youngblood
Treasurer:	Jerry Barry
Secretary:	Janelle Schmidt
Director:	Samual Burbank
Director:	Glenda Hyde Vanderwarker

Executed the 26 day of March, 2025



RALPH WYNN JR., President

THE STATE OF TEXAS §

COUNTY OF Trinity §

On this day, personally appeared to me, RALPH P. WYNN JR., President of TRINITY COVE IMPROVEMENT ASSOCIATION, INC., known to me through the following method of identification: _____, to the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was his act, an that this document was executed for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of March, 2025.



Notary Public, State of Texas

at 2:45 FILED P o'clock _____ M

— MAR 27 2025

SHASTA BERGMAN
COUNTY CLERK TRINITY CO., TEXAS
By [Signature] Deputy

THE STATE OF TEXAS
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me.

Shasta Bergman
County Clerk, Trinity County

By [Signature] Deputy

