

**PROPERTY OWNER'S ASSOCIATION MANAGEMENT CERTIFICATE FOR
HERON'S ROOST (ROCKPORT) PROPERTY OWNERS ASSOCIATION, INC**

This management certificate is recorded pursuant to Section 209.004 of the Texas Property Code. This amends all prior Management Certificates.

Per Texas Property Code 209.004 (a-1) "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 §

1. Name of Subdivision:

Heron's Roost

2. Name of Association:

Heron's Roost (Rockport) Property Owners Association, Inc.

3. Recording Data for Subdivision:

Map or Plat Thereof Recorded in Volume 4, Pages 259-260 Map Records, Aransas County, Texas

4. Recording Data for Association Declaration and any amendments:

Declaration of Protective Restrictions and Covenants Heron's Roost, Inc. File No. 233799

First Amendment to Protective Restrictions and Covenants Heron's Roost, Inc. File No. 298471

Second Amendment Protective Restrictions and Covenants of Heron's Roost (Rockport) Property Owners Association, Inc., File No. 340029

2016 Amendments of Protective Restrictions and Covenants File No. 0000348533

Heron's Roost (Rockport) Property Owners Association Inc. Payment Plan Guidelines File No. 331447

Heron's Roost (Rockport) Property Owners Association, Inc. Document Retention Policy & Schedule of Record Production and Copying Costs File No. 331448

Heron's Roost (Rockport) Property Owners Association, Inc. Fine Schedule File No. 340030

5. Name and Mailing Address of the Association:

Heron's Roost (Rockport) Property Owners Association Inc.
74 Holly Hock Circle
Rockport, TX 78382

6. Name, Mailing Address, Contact Information for the Association's Designated Representative/Agent:

Ben Crocker, President
74 Holly Hock Circle
Rockport, TX 78382
(832) 390-1490
heronsroostpoa@gmail.com

7. The Association's Dedicatory Instruments are available at:

<https://www.héronsroosthoa.com/>

8. Fees Charged Relating to Property Transfer:

Resale Certificate Fee: \$100

Prospective purchasers are advised to independently examine the Declaration, Bylaws and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF A TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and shall serve to replace any Management Certificates previously file by the Association.

Signed the 12 day of MARCH, 2024

Heron's Roost (Rockport) Property Owners Association, Inc.

Ben Crocker, Pres

Ben Crocker, President/Agent

State of Texas §

County of Aransas §

This instrument was acknowledged before me on March 12th, 2024, by Ben Crocker, duly authorized agent for Heron's Roost (Rockport) Property Owners Association, Inc.

Kristin M. Richison

Notary Public, State of Texas



THE STATE OF TEXAS

COUNTY OF ARANSAS

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Aransas County, Texas.

403788 HOA Total Pages: 4
03/12/2024 01:53:26 PM Total Fees: \$33.00



Misty Kimbrough

Misty Kimbrough, County Clerk
Aransas County, Texas