

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

Instrument Number: 2022-00010924

As

Recorded On: 06/08/2022 01:47 PM **Recordings - Land**

Parties: SPANISH SHORES PROPERTY OWNERS ASSOCIATION, INC.

To: PUBLIC THE

Number of Pages: 4 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 34.00

File Information:

Document Number: 2022-00010924

Receipt Number: 2022-11429

Recorded Date/Time: 06/08/2022 01:47 PM

Recorded By: Sonia Gonzalez

*******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", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

CAGLE PUGH
4301 WESTBANK DR A-150

AUSTIN, TX 787464478



MANAGEMENT CERTIFICATE
SPANISH SHORES PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Spanish Shores Property Owners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Spanish Shores (the "Subdivision Development").
2. The name of the Association is Spanish Shores Property Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:
 Spanish Shores, a subdivision in Henderson County, Texas, according to the Map or Plat thereof, recorded at Volume 634, Page 336 in the Real Property Records of Henderson County, Texas.
4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Restrictions Applicable to Spanish Shores Subdivision in Henderson County, Texas, recorded at Volume 634, Page 336 in the Official Public Records of Henderson County, Texas.

Amended Restrictions Applicable to Spanish Shores Subdivision in Henderson County, Texas, recorded at Volume 635, Page 271 in the Official Public Records of Henderson County, Texas.

Amendments to Restrictions Applicable to Spanish Shores Subdivision in Henderson County, Texas, recorded at Volume 1252, Page 123 in the Official Public Records of Henderson County, Texas.

By-Laws of Spanish Shores Property Owners Association, Inc., recorded at Document No. 2010-00014340 in the Official Public Records of Henderson County, Texas.

Spanish Shores Property Owners Association, Inc. By-Laws Amended, recorded at Document No. 2018-00015830 in the Official Public Records of Henderson County, Texas.

Spanish Shores Property Owners Association, Inc. By-Laws Amended December 27, 2018, recorded at Document No. 2019-00000588 in the Official Public Records of Henderson County, Texas.

Spanish Shores Property Owners Association, Inc. By-Laws Amended August 8, 2019, recorded at Document No. 2019-00011714 in the Official Public Records of Henderson County, Texas.

Restrictions Applicable to Spanish Shores Subdivision, recorded at Volume 1736, Page 725 in the Official Public Records of Henderson County, Texas.

Spanish Shores Property Owners Association, Inc. Resolution on Deed Restriction Amendments, recorded at Volume 2000, Page 295 in the Official Public Records of Henderson County, Texas.

Resolution of Spanish Shores Property Owners Association, recorded at Volume 1379, Page 748 in the Official Public Records of Henderson County, Texas.

Restrictions Applicable to Spanish Shores Subdivision in Henderson County, Texas, recorded at Volume 855, Page 475 in the Official Public Records of Henderson County, Texas.

Restrictions Applicable to Spanish Shores Subdivision, recorded at Volume 2362, Page 347 in the Official Public Records of Henderson County, Texas.

5. The name and mailing address of the Association is:

Spanish Shores Property Owners Association, Inc.
c/o Goodwin & Co.
PO Box 203310
Austin, TX 78720-3310

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Goodwin & Co.
PO Box 203310
Austin, TX 78720-3310
Tel: (940) 230-3553
Email: benjamin.hardy@goodwintx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://dssp.sites.townsq.io/>

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Property Transfer Fee	\$250.00
Resale Certificate	\$375.00

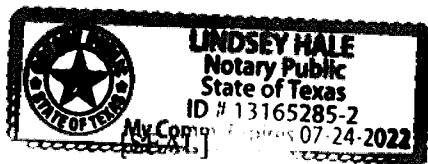
This Management Certificate is effective as of the 3 day of June, 2022.

SPANISH SHORES PROPERTY OWNERS ASSOCIATION,
INC., a Texas nonprofit corporation

By: Russell J Collier
Name: President
Title:

THE STATE OF TEXAS §
COUNTY OF HENDERSON §

This instrument was acknowledged before me on 3 day of June, 2022, by Russell Collier for Spanish Shores Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Lindsey Hale
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
SPANISH SHORES PROPERTY OWNERS ASSOCIATION, INC.