

12432

**2021 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004**

THE STATE OF TEXAS §
§
COUNTY OF POLK §

YAUPON COVE PROPERTY OWNERS ASSOCIATION, INC., a Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

- (A) The name of the subdivision is: YAUPON COVE.
- (B) The name of the association is: YAUPON COVE PROPERTY OWNERS ASSOCIATION, INC., and the mailing address of the association is: P.O. Box 755, Onalaska, Texas 77360.
- (C) The website of the Association is: <https://yauponcovepoa.communitysite.com/>
- (E) The email address for the Association is: yauponcove@yahoo.com
- (F) The phone number for the Association is: 936-676-4722
- (G) The name and mailing address of the person managing the association or the association's designated representative is: PAUL TRCKA, P.O. Box 755, Onalaska, Texas 77360.
- (H) The recording data for the plats of the subdivision are filed at Volume 3, Page 35, and Volume 5, Page 8, Plat and/or Map Records for Polk County, Texas.
- (I) The recording data for currently effective dedicatory instruments filed in the Official Public Records of Polk County, Texas, are as follows:
 - (1) Articles of Incorporation – Volume 2016-2058, Page 813;
 - (2) Certificate of Amendment to the Articles of Incorporation (attached to the Management Certificate) – Volume 2016-2058, Page 813;
 - (3) 2016 Supplemented and Amended Bylaws – Volume 2016-2058, Page 822;
 - (4) 2017 Restated and Amended Restrictions (Single Family Home Section) – Volume 2017-2117, Page 10;
 - (5) 2017 Restated and Amended Restrictions (Mobile Home Section) – Volume 2017-2117, Page 35;
 - (6) 2018 Amended Deed Restrictions (Single Family Home Section) – Volume 2018-2182, Page 562; and
 - (7) 2018 Amended Deed Restrictions (Mobile Home Section) – Volume 2017-2182, Page 569.

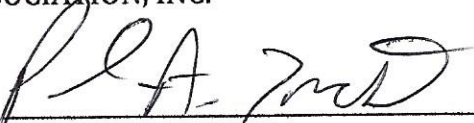
- (8) Restated and Amended Books and Records Resolution – Volume 2017-2131, Page 274; and
- (9) Restated Alternative Payment Plan Resolution – Volume 2017-2131, Page 266.

- (J) The recording data for the historical dedicatory instruments filed in the Official Public Records of Polk County, Texas, are as follows:
 - (1) Restrictions – Volume 240, Page 97;
 - (2) Restrictions – Volume 276, Page 245;
 - (3) General Warranty Deed to reserves and other property and rights of developer – Volume 633, Page 523;
 - (4) General Warranty Deed to reserves, boat launch, and other property rights of developer – Volume 2000-1164, Page 151; and

- (K) Other information the Association considers appropriate is:
 - Yearly Maintenance Fees – \$100.00 PER LOT
 - Transfer Property Fee (bookkeeping) – \$25.00
 - Late Fees - \$ 35.00 PER LOT
 - Payment Plans (Preparation Fee) - \$50.00
 - Default of Payment Plan - 25% of Balance Owed at Time of Default
 - Resale Certificate - \$375.00 Max
 - Updated Resale Certificate - \$75.00

Executed this 12th day of November, 2021.

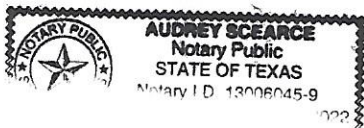
YAUPON COVE PROPERTY OWNERS
ASSOCIATION, INC.

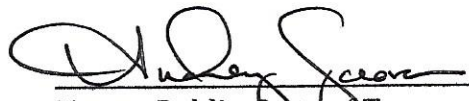
By: 
PAUL TRCKA, President

THE STATE OF TEXAS §
WHARTON
COUNTY OF POLK §

On this day, personally appeared to me, PAUL TRCKA, President of YAUPON COVE PROPERTY OWNERS ASSOCIATION, INC., known to me through the following method of identification: TEXAS DRIVERS LICENSE, to be the person whose name is subscribed to the foregoing instrument, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of NOVEMBER, 2021.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
KERRY CARL HAGAN, P.C.

Attorney at Law
14330 U.S. Highway 190 West
Onalaska, Texas 77360
Telephone: (Coldspring): 936-653-4444
Telephone: (Onalaska): 936-646-6970
Email: kerryhagan@gmail.com
Please return to: Kerry C. Hagan

STATE OF TEXAS)
COUNTY OF POLK)

I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped hereon by me.

FILED FOR RECORD

2021 NOV 12 PM 3:58

NOV 12 2021

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Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK