

2023 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRINITY	§	

NAME: AZTEC COVE PROPERTY OWNERS ASSOCIATION, INC.

ADDRESS: 154 Panuco Drive, Trinity, Texas 75862

AZTEC 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: AZTEC COVE.
- (B) The name of the association is: AZTEC COVE PROPERTY OWNERS ASSOCIATION, INC., and the mailing address of the association is: 154 Panuco Drive, Trinity, Texas 75862.
- (C) The recording data for the subdivision filed in the Trinity County Clerk's Plat Records is: Volume 2, Page 31.
- (D) The name and the mailing address of the person managing the association or the association's designated representative is Lisa L. Nitschke, 161 S. Panuco Drive, Trinity, Texas 75862. Email address: azteccove@gmail.com. Cell phone number: 281-773-3452.

DECLARATORY INSTRUMENT IDENTIFICATION:

Articles of Incorporation for Aztec Cove Property Owners Association, Inc., filed at Volume 1043, Page 396, Official Public Records of Trinity County, Texas.

Statement of Change of Registered Office/Agent, filed at Volume 1043, Page 396, Official Public Records of Trinity County, Texas.

Aztec Cove Property Owners Association, Inc. Restrictions (original Restrictions), filed at Volume 197, Page 242, Official Public Records of Trinity County, Texas.

Aztec Cove Property Owners Association, Inc. Amended Restrictions, filed at Volume 972, Page 669, Official Public Records of Trinity County, Texas.

Resolution Adopting Alternative Payment Schedule Guidelines for Aztec Cove Property Owners Association, Inc., filed at Volume 1043, Page 396, Official Public Records of Trinity County, Texas.

Resolution of the Board of Directors of Aztec Cove Property Owners Association, Inc. Concerning Books and Records, filed at Volume 1043, Page 396, Official Public Records of Trinity County, Texas.

BYLAWS IDENTIFICATION:

Bylaws of Aztec Cove Property Owners Association, Inc. filed at Volume 1043, Page 396,
Official Public Records of Trinity County, Texas.

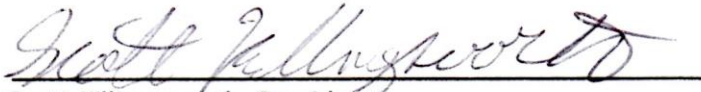
OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

Maintenance Fees: The owners of lots purchased in said Subdivision shall pay a Maintenance Fee. The annual assessment is to be made each year and one-fourth (¼) thereof shall become due and payable on the 1st day of January and one-fourth (¼) thereof shall become due and payable on the 1st day of each third month (April 1, July 1 & Oct 1) thereafter until the Maintenance Fund assessment for each year has been paid in full. Any annual assessments outstanding on December 31st will be subject to a monthly finance charge of ten percent (10%) and will accrue monthly thereafter on any outstanding balance until said balance is paid in full. Each lot within this subdivision shall be subject to a property lien to secure the payment of all accumulated outstanding assessments. The Maintenance Fund Assessment shall not exceed FIVE HUNDRED SEVENTY-FIVE DOLLARS (\$575.00) annually for each single lot and SEVEN HUNDRED FIFTY-SIX DOLLARS (\$756.00) annually for each double lot. Each member is also responsible for paying an additional annual Emergency Fund fee of ONE HUNDRED DOLLARS (\$100.00).

Boat Stall Fees: Owners of boat stalls will be assessed SIXTY DOLLARS (\$60.00) per boat stall which will be billed as an additional item on the annual membership assessment invoice and will be due and payable under the same terms. The fee is based on the annual Shoreline Fee charged by the Trinity River Authority (TRA). This fee will be reassessed if TRA increases the annual Shoreline Fees.

No Transfer Fees.

Executed this 2nd day of September, 2023.

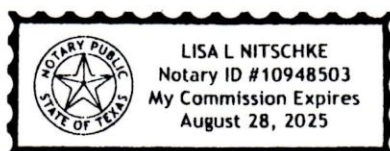

Scott Killingsworth, President

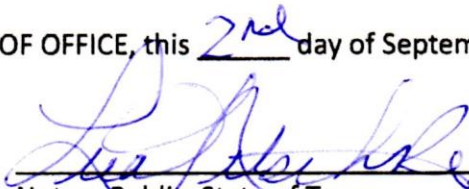
THE STATE OF TEXAS §

COUNTY OF TRINITY §

On this day, personally appeared to me, SCOTT KILLINGSWORTH, known to me through the following method of identification: 202#02425561, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was his act, and that this document was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of September, 2023.




Notary Public, State of Texas