

**2025 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004**

THE STATE OF TEXAS §

COUNTY OF SAN JACINTO §

KNOW ALL MEN BY THESE PRESENTS:

SUBDIVISON NAME: PARADISE COVE

ASSOCIATION NAME: PARADISE COVE PROPERTY OWNERS ASSOCIATION
P.O. Box 1522, Coldspring, Texas 77331

PARADISE COVE PROPERTY OWNERS ASSOCIATION, 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 subdivision plat is recorded in the San Jacinto County Property Records: Volume 38, Pages 807-808, dated September 8, 1986.
- (B) The name and contact information of the person managing the association or the association's designated representative is:

LACEY K. WEBSTER
P.O. Box 1522
Coldspring, Texas 77331
Telephone: (713) 854-5433
pcpoacoldspring@gmail.com
Website: pcpoacoldspring.com

DECLARATORY INSTRUMENT IDENTIFICATION:

Original Deed Restrictions (DR 1- DR 22). Deed Restrictions were filed on September 8, 1986, at Volume 38, Page 809 of the Property Records of San Jacinto County, Texas.

Modification of Restrictive Covenants was filed January 4, 1993, at Volume 160, Page 146, Official Public Records, San Jacinto County, Texas.

Deed Restriction 23. Notice to Paradise Cove Property Owners Association's Adoption of Procedure to Amend Deed Restrictions was filed January 16, 2015, under Clerk File Number 20150238, Page 1131, Official Public Records, San Jacinto County, Texas.

Deed Restriction 24. Notice to Paradise Cove Property Owners Association Adoption of Amendment to Deed Restrictions Regarding Mandatory Membership, filed April 24, 2017, under Clerk's File Number 20172225, Page 11021, Official Public Records, San Jacinto County, Texas.

Revisions to Deed Restrictions 1-3. Notice to Paradise Cove Property Owners Association Adoption of Amendment to Deed Restrictions 1 through 3 was filed November 19, 2024, under Clerk's File Number 20246335 / 71410 of the Official Public Records of San Jacinto County, Texas.

Articles of Incorporation for the Paradise Cove Property Owners Association along with the original POA By-Laws were filed with the Texas Secretary of State on July 21, 1992, and in the Official Public Records of San Jacinto County on August 17, 1992, under Clerk's File Number 3637, at Volume 152, Page 859.

Revised POA Bylaws. Business Records Affidavit with attached August 26, 2000 Minutes of Meeting, October 28, 2000 Minutes of Meeting, and By-Laws, filed September 30, 2016, under Clerk's File Number 20165617, Page 26282, Official Public Records, San Jacinto County, Texas.

2018 Amendment to POA Bylaws. Notice of Paradise Cove Property Owners Association Adoption of Amendment to Bylaws, filed July 2, 2018, under Clerk's File Number 20184131, Page 20229, Official Public Records, San Jacinto County, Texas.

2023 Amendment to POA Bylaws. Notice of Paradise Cove Property Owners Association Adoption of Amendment to Bylaws, filed May 17, 2023, under Clerk's File Number 20232727, Page 13788, Official Public Records, San Jacinto County, Texas.

OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

Road Maintenance Fees are \$20.00 per lot, per month (mandatory).

Association Membership Fee is \$25.00 per owner, per year (mandatory).

Special Assessment Fee is currently \$325.00 per owner, per year (mandatory).

Property Transfer Fee is \$100 whenever ownership of a property is transferred (mandatory).

Resale Certificate Fee is \$200.

POA Policies may be accessed on the POA's website including the following:

- **Alternative Payment Schedule Guidelines**
- **Books And Records Policy**
- **Park Policy.** Owners must sign a Liability Waiver before they or their guests may use the POA's park or its amenities.
- **Deed Restriction Enforcement Policy.** This policy outlines how the PCPOA enforces the deed restrictions which may include the imposition of fines.

OFFICERS:

President:	Lacey Webster
Vice President:	David Winn
Secretary:	Dawn Steph
Treasurer:	Angie Scott

BOARD OF DIRECTORS:

Director:	Greg Bates
Director:	Hershel Lee
Director:	Gary Mabry

Executed this 6th day of February 2025.



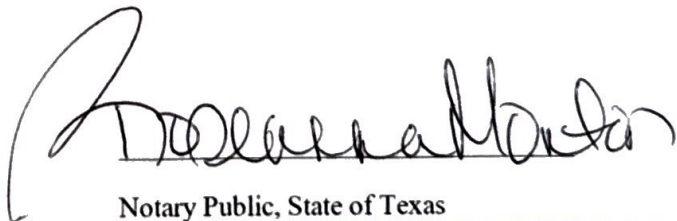
LACEY K. WEBSTER, President

THE STATE OF TEXAS §

COUNTY OF SAN JACINTO §

On this day, personally appeared to me, LACEY K. WEBSTER, President of PARADISE COVE PROPERTY OWNERS' ASSOCIATION, known to me through the following method of identification: D.L. to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was her act, and that this document was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of February, 2025.



Notary Public, State of Texas

