

2023 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF POLK §

PONDEROSA AND SHADY RIDGE PROPERTY OWNERS ASSOCIATION, a Texas Non-Profit Corporation and Property Owners' Association as defined by Chapter 209.004, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

- (A) The name of the subdivision is: Ponderosa Ridge and Shady Ridge.
- (B) The name of the association is: PONDEROSA AND SHADY RIDGE PROPERTY OWNERS ASSOCIATION, and the mailing address of the association is: P.O. Box 1781, Onalaska, Texas 77360.
- (C) The name and mailing address of the person managing the association or the association's designated representative is: Linda Strauss, President, phone number is 281-543-2843, Email address ponderosashadyridgepoa@gmail.com.
- (D) Website: <https://ponderosashadyridgepoa.communitysite.com>
- (E) The recording data for the subdivision filed in the Polk County Clerk's Plat Records is:

- (1) Ponderosa Ridge Subdivision, Section 1: Volume 4, Page 37;
- (2) Ponderosa Ridge Subdivision, Section 2: Volume 5, Page 3;
- (3) Ponderosa Ridge Subdivision, Section 3: Volume 342, Page 776;
Unnamed17.89AcreSubdivision
- (4) Ponderosa Ridge Subdivision, Section 4: Volume 278, Page 598;

(5) Shady Ridge Subdivision: Volume 5, Page 27;

DECLARATORY INSTRUMENT IDENTIFICATION :

1. Ponderosa Ridge Subdivision – Original Restrictions –Volume 257, Page 208, Deed Records, Polk County, Texas;
2. Shady Ridge Subdivision – Original Restrictions – Volume 272, Page 474, Deed Records, Polk County, Texas;
3. Unnamed 17.89 Acre Subdivision – Original Restrictions – Volume 360, Page 67, Deed Records, Polk County, Texas;
4. Ponderosa Ridge Subdivision, Sections 1, 2, 3 and 4 – Amended Restrictions – Volume 653, Page 867, Official Public Records, Polk County, Texas;
5. Shady Ridge Subdivision – Amended Restrictions – filed at Volume 653, Page 862, Official Public Records, Polk County, Texas;
6. Unnamed 17.89 Acre Subdivision – Amendment to Restrictions – Volume 653, Page 872, Official Public Records, Polk County, Texas;
7. Articles of Incorporation – see Management Certificate filed at Volume 2010-1771, Page 483 (see Pages 486 – 492), Official Public Records, Polk County, Texas;
8. Bylaws – see Management Certificate filed at Volume 2010-1771, Page 483 (see Pages 493 – 512), Official Public Records of Polk County, Texas;

OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:

1. Special Warranty Deed, dated May 14, 1988, filed at Volume 666, Page 439, Official Public Records, Polk County, Texas – Charles N. Wells, individually and as Independent Executor of the Estate of A. A. Wells, Deceased, conveying

certain properties in Ponderosa and Shady Ridge Subdivision to Ponderosa and Shady Ridge Property Owners Association;

2. Assignment and Assumption Agreement dated April 16, 1988, filed at Volume 662, Page 869, Official Public Records, Polk County, Texas;

3. Minutes of Commissioner's Court meeting August 11, 1986 – see Management Certificate filed at Volume 2010-1771, Page 483 (see Pages 513 – 514), Official Public Records, Polk County, Texas;

4. Plats and Sections – see Management Certificate filed at Volume 2010-1771, Page 483 (see Pages 515 – 520), Official Public Records, Polk County, Texas;

5. Commissioners Court Acceptance for Public Maintenance Certain Roads set Aside in Final Plat of the Ponderosa Ridge Subdivision, filed at Volume 2019-2211, Page 532, Official Public Records, Polk County, Texas.

Board of Directors/Officers:

President Linda Strauss

Vice-President Paul Dunahoo

Treasurer George Douty

Board Member Robert Neil

Annual Maintenance Fees – \$50.00 per lot.

EXECUTED this 10 day of February, 2023.

Linda Strauss

Linda Strauss, President

THE STATE OF TEXAS §

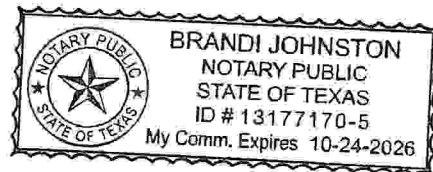
COUNTY OF POLK §

On this day, personally appeared to me, Linda Strauss, President of Ponderosa and Shady Ridge Property Owners Association, known to me through the following method of identification: 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 10 day of February 2023.

Brandi Johnston

Notary Public, State of Texas



Please Return to: ✓

PONDEROSA AND SHADY RIDGE PROPERTY OWNERS ASSOCIATION

P.O. Box 1781

Onalaska, Texas 77360

FILED FOR RECORD

Feb 10 2023 11:25:30

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



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 same 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

Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS

Feb 10, 2023