

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
CAPE SHORES PROPERTY OWNERS ASSOCIATION

The undersigned certifies that she is the Secretary/Treasurer of Cape Shores Property Owners Association, (the "Association"). The Association is the property owners' association for Cape Shores, a subdivision in Jackson County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

Name of Subdivision: Cape Shores

Name of Association: Cape Shores Property Owners Association

Association Website: None

Recording Data for the Subdivision: Cape Shores Subdivision , Recorded in Slide No. 215 - 222 of the Plat Records of Jackson County, Texas Official Public Records, And

Recording Data for the Restrictions: Declaration for Cape Shores, recorded on May 26, 2016, Document No. 2016-01476, Vol. 513, Page 90 of the Official Public Records of Jackson County, Texas

First Amendment to the Declaration for Cape Shores, recorded on July 22, 2016, Document No. 2016-01950, Vol. 516, Page 265 of the Official Public Records of Jackson County, Texas

Second Amendment to the Declaration for Cape Shores, recorded on November 2, 2018, Document No. 2018-03025, Vol. 569, Page 525 of the Official Public Records of Jackson County, Texas

Other Relevant Instruments: Guidelines for New Home Construction for Cape Shores, recorded on June 22, 2017 Document No. 2017-1774, Vol. 538, Page 480 of the Official Public Records of Jackson County, Texas

Amended Bylaws, recorded on June 2, 2023 Document No. 2023-01344 of the Official Public Records of Jackson County, Texas

Bylaws, recorded on January 3, 2018, Document No. 2018-00010 of the Official Public Records of Jackson County, Texas

Articles of Incorporation recorded on December 29, 2017, Document No. 2017-03491 of the Official Public Records of Jackson County, Texas



Record Retention Schedule for Cape Shores, recorded on November 28, 2017- Document No. 2017-3178 of the Official Public Records of Jackson County, Texas

Records Production Policy for Cape Shores, recorded on November 28, 2017- Document No. 2017-3177 of the Official Public Records of Jackson County, Texas

Payment Plan Policy for Cape Shores, recorded on November 28, 2017- Document No. 2017-3179 of the Official Public Records of Jackson County, Texas

First Amendment to the Guidelines for New Home Construction for Cape Shores, recorded on November 2, 2018 Document No. 2018-03026, Vol. 569, Page 527 of the Official Public Records of Jackson County, Texas

Mailing Address of the Association: P O Box 465  
Paulden, AZ 86334

Name and Mailing Address of Person Managing the Association or Designated Representative: Deborah Onstott  
Onstott Consulting LLC  
P O Box 465  
Paulden, AZ 86334

Resale Transfer Fee: None.

Signed this 30 day of May, 2023

Cape Shores Property Owners Association

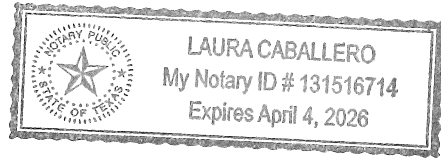
Shelby Gehovak  
Shelby Gehovak, Secretary/Treasurer

STATE OF TEXAS )  
) ss.  
COUNTY OF Montgomery )

This instrument was acknowledged before me on the 31 day of May, 2023 by Shelby Gehovak as Secretary/Treasurer of Cape Shores Property Owners Association.

Laura Caballero  
Notary Public

When Recorded Please Return To:  
Cape Shores Property Owners Assn  
P O Box 465  
Paulden, AZ 86334



# FILED and RECORDED

Instrument Number: 2023-01345 B: OR V: 689 P: 683

Filing and Recording Date: 06/02/2023 02:32:48 PM Recording Fee: 30.00

I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the OFFICIAL PUBLIC RECORDS of Jackson County, Texas.



A handwritten signature in black ink, appearing to read "K.R. Brooks", is written over a horizontal line.

Katherine R. Brooks, County Clerk  
Jackson County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.