

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2025-00000393

As

Recorded On: 01/10/2025 03:54 PM Recordings - Land

Parties: WOODLAND SHORES ESTATES HOMEOWNERS ASSOCIATION INC

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 29.00

File Information:

Document Number: 2025-00000393

Receipt Number: 2025-00467

Recorded Date/Time: 01/10/2025 03:54 PM

Recorded By: Janice Hankins

*******DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas

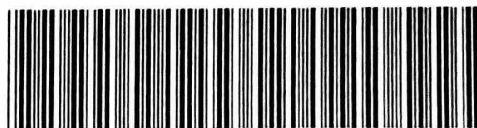


A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

WOODLAND SHORES ESTATES
C/O MIKE WELLS
4139 CENTURION WAY SUITE 500
ADDISON, TX 75001



MANAGEMENT CERTIFICATE FOR WOODLAND SHORES ESTATES HOMEOWNERS ASSOCIATION

STATE OF TEXAS

COUNTY OF HENDERSON

1. Name of Subdivision: Woodland Shores Estates
2. Name of Homeowners Association: Woodland Shores Estates Homeowners Association, Inc.
3. Recording Data for Subdivision: The property is currently platted into a subdivision shown on the plat recorded in Cabinet D, Slide 350, Plat Records of Henderson County, Texas.
4. Recording Data for Declaration: The Declaration of Covenants, Conditions and Restrictions for Woodland Shores Estates dated July 2, 1997, recorded under Volume 1760, Page 872, in the Office Public Records of Henderson County, Texas.

Recording Data for the Amendments to Declaration of Covenants, Conditions and Restrictions of Woodland Shores Estates Henderson County, Texas dated August 3, 2022 recorded as Document Number 2022-00015916, Receipt Number 2022-16906 on August 23, 2022.

Recording of the Bylaws of Woodland Shores Estates Homeowners Association, Inc. recorded in Henderson County, Texas as Document Number 2022-00015917, Receipt Number 2022-16906 on August 23, 2022.

Recording of the First Amendment to Bylaws of Woodland Shores Estates Homeowners Association, Inc. recorded in Henderson County, Texas as Document Number 2022-00015917, Receipt Number 2022-16906 on August 23, 2022.

5. Name and Mailing Address of Association:
Woodland Shores Estates Homeowners Association, Inc.
c/o Mike Wells, Treasurer
4139 Centurion Way, Suite 500
Addison, TX 75001
(214) 533-3983
woodlandshorestx@gmail.com
6. Woodland Shores Estates Homeowners Association, Inc. is a self-managed homeowners association.
7. The website address of the internet website on which the association's dedicatory instruments are available is: <https://woodlandshorestx.communitysite.com>
8. Amount and Description of Fees for Transfer of Title:

Resale Certificate Fee: \$175.00
Resale Certificate Update Fee: \$75.00

9. Prospective purchasers are advised to examine independently the Declarations, By-Laws and all other governing documents of the Woodland Shores Estates, together with obtaining and official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

Woodland Shores Estates Homeowners
Association, Inc.

By: _____

Name: Michael L. Ahart, President

STATE OF TEXAS

COUNTY OF HENDERSON

This instrument was acknowledged and signed by me on the 10th day of Jan.,
2025 by Michael L. Ahart, President of Woodland Shores Estates Homeowners Association, Inc. on
behalf of the Association.

Michelle Lawson

Notary Public – State of Texas

After Recording Return To:
Woodland Shores Estates Homeowners Association, Inc.
c/o Mike Wells, Treasurer
4139 Centurion Way, Suite 500
Addison, TX 75001

