

**2022 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004**

THE STATE OF TEXAS
COUNTY OF SAN JACINTO

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KNOW ALL MEN BY THESE PRESENTS:

SOUTHWOOD SHORES 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 name of the subdivision is: SOUTHWOOD SHORES.
- (B) The name of the association is: SOUTHWOOD SHORES OWNERS ASSOCIATION, and the mailing address of the association is: 480 Southwood Shores Dr., Coldspring, Texas 77331.
- (C) The name and mailing address of the person managing the association or the association's designated representative is: Abel "Marty" Martinez, 480 Southwood Shores Dr., Coldspring, Texas 77331; email ssoamembers@gmail.com.
- (D) Website: southwoodshores.com.
- (E) The recording data for the plats of the subdivision are filed at Volume 6, Page 31, Plat Records for San Jacinto County, Texas.

DECLARATORY INSTRUMENT IDENTIFICATION:

The following instruments are filed in the Official Public Records of San Jacinto County, Texas:

- 1. Restrictions – Volume 253, Page 233;
- 2. Petition for Addition to and/or Modification of Restrictions – Volume 293, Page 159;
- 3. Amended and Restated Restrictions – Volume 317, Page 470;
- 4. Acknowledgment of Agreement to Amended and Restated Restrictions – Volume 00-1385, Page 5055;
- 5. Bylaws – Volume 00-1385, Page 5055;
- 6. Resolution Adopting Alternative Payment Schedule Guidelines – Clerk's File No. 2014003847, Page 15838; and

7. Resolution of the Board of Directors Concerning Books and Records – Clerk's File No. 2014003846, Page 15829.

OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:

Architectural Control Committee (ACC):

P. J. Johnson

Barry Bartel

David McAdams

See website southwoodshores.com for forms

Email to ssoamembers@gmail.com or mail to 480 Southwood Shores Dr., Coldspring, Texas 77331

Annual Maintenance Fees – \$240.00 per lot (\$20.00 per lot per month)

Records Transfer Fee – \$100.00 (transfer from Seller to Buyer)

Executed this 22 day of April, 2022.

SOUTHWOOD SHORES OWNERS ASSOCIATION

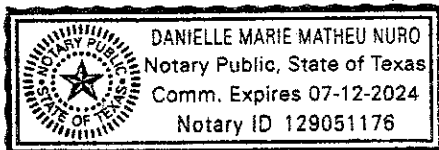
Abel "Marty" Martinez, President

THE STATE OF TEXAS §

COUNTY OF San Jacinto §

On this day, personally appeared to me, Abel "Marty" Martinez, President of SOUTHWOOD SHORES OWNERS ASSOCIATION, known to me through the following method of identification: TX 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 22 day of April, 2022.


Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
KERRY CARL HAGAN, P.C.
Attorney at Law
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Onalaska, Texas 77360
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Telephone: (Onalaska): 936-646-6970
Email: kerryhagan@gmail.com

Please return to:
Kerry C. Hagan